

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

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

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

U309333 PH 11/2

FIRST AMENDMENT TO GROUND LEASE

This First Amendment to Ground Lease (this "**First Amendment**") is made as of the 28th 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 C attached hereto, which includes the Original Land and the Additional Land. From and after the date 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 maintained 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 hereby ratified and confirmed.


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

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:

CHICAGO HOUSING AUTHORITY,
an Illinois municipal corporation

By: 
Lewis A. Jordan
Chief Executive Officer

TENANT:

Legends C-2, LLC,
an Illinois limited liability company

By: Legends C-2 Manager, LLC,
an Illinois limited liability company,
its managing member

By: Brinshore Holding, LLC,
an Illinois limited liability company,
a member

By: Brinshore Development, L.L.C.,
an Illinois limited liability company,
its sole member

By: Brint Development, Inc.,
an Illinois corporation,
its member

By: _____
David Brint, President

By: Michaels Chicago Holding Company, LLC,
an Illinois limited liability company,
a member

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:

CHICAGO HOUSING AUTHORITY,
an Illinois municipal corporation

By: _____
Lewis A. Jordan
Chief Executive Officer

TENANT:

Legends C-2, LLC,
an Illinois limited liability company

By: Legends C-2 Manager, LLC,
an Illinois limited liability company,
its managing member

By: Brinshore Holding, LLC,
an Illinois limited liability company,
a member

By: Brinshore Development, L.L.C.,
an Illinois limited liability company,
its sole member

By: Brint Development, Inc.,
an Illinois corporation,
its member

By: _____
David Brint, President

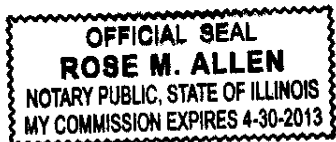
By: Michaels Chicago Holding Company, LLC,
an Illinois limited liability company,
a member

By: _____
Name: John O'Donnell
Title: Vice President

UNOFFICIAL COPY

State of Illinois)
) SS
County of Cook)

This instrument was acknowledged before me on May 25, 2010, by Lewis A. Jordan, as Chief Executive Officer of the Chicago Housing Authority.



Rose M. Allen

Notary Public

State of Illinois)
) SS
County of _____)

This instrument was acknowledged before me on _____, 2010, by David Brint, as President of Brint Development, Inc., in its capacity as member of Brinshore Development, L.L.C., in its capacity as sole member of Brinshore Holding, LLC, in its capacity as member of Legends C-2 Manager, LLC, in its capacity as managing member of Legends C-2, LLC.

Notary Public

State of _____)
) SS
County of _____)

This instrument was acknowledged before me on _____, 2010, by _____, as _____ of Michael's Chicago Holding Company, LLC, in its capacity as member of Legends C-2 Manager, LLC, in its capacity as managing member of Legends C-2, LLC.

Notary Public
My commission expires: _____

UNOFFICIAL COPY

State of Illinois)
) SS
 County of Cook)

This instrument was acknowledged before me on _____,
 2010, by Lewis A. Jordan, as Chief Executive Officer of the Chicago Housing Authority.

 Notary Public

State of Illinois)
) SS
 County of Cook)

This instrument was acknowledged before me on May 24, 2010, by
 David Brint, as President of Brint Development, Inc., in its capacity as member of Brinshore
 Development, L.L.C., in its capacity as sole member of Brinshore Holding, LLC, in its
 capacity as member of Legends C-2 Manager, LLC, in its capacity as managing member of
 Legends C-2, LLC.

Margaret A. Grassano
 Notary Public



State of New Jersey)
) SS
 County of Burlington)

This instrument was acknowledged before me on May 23rd, 2010, by
John O'Donnell, as vice President of Michigan Chicago
 Holding Company, LLC, in its capacity as member of Legends C-2 Manager, LLC, in its
 capacity as managing member of Legends C-2, LLC.

Catherine A. Freas
 Notary Public

My commission expires **CATHERINE A. FREAS**
 NOTARY PUBLIC OF NEW JERSEY
 COMMISSION EXPIRES 6/30/2015

UNOFFICIAL COPY

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 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:

20-03-118-012	20-03-118-016	20-03-118-022
20-03-118-013	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:

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.	

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:

20-03-115-019	20-03-115-022	20-03-115-029
20-03-115-020	20-03-115-023	20-03-115-032
20-03-115-021	20-03-115-026	20-03-115-033
20-03-115-034		

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

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	
4116 S. Prairie Ave	
4118 S. Prairie Ave	
4120 S. Prairie Ave.	
4122 S. Prairie Ave.	
4128 S. Prairie Ave.	
4132 S. Prairie Ave.	
4134 S. Prairie Ave.	

UNOFFICIAL COPY

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 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.

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.

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.

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

Property of Cook County Clerk's Office

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 following addresses, all in Chicago, Illinois:

4206 S. Wabash Ave.	4226 S. Wabash Ave.
4206 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.	

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.

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
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 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 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

PINs:

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

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.
4238 S. Prairie Ave.

4228 S. Prairie Ave.
4230 S. Prairie Ave.
4232 S. Prairie Ave.
4234 S. Prairie Ave.