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Doc#: 1105618058 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/25/2011 03:48 PM Pg: 1 of 4

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CONFIRMATION OF TERMINATION OF GROUND LEASE AND OPTION

THIS CONFIRMATION OF TERMINATION OF GROUND LEASE AND OPTION (this "Confirmation"), dated as of February 21, 2011, is by SOUTH EAST CORNER ASSOCIATES LIMITED PARTNERSHIP, an Illinois limited partnership ("South East"), in its capacity as (a) successor by merger to PFMK Limited Partnership, an Illinois limited partnership ("Landlord"), and (b) successor in interest to LaSalle Bank, National Association ("Lessee"), as Successor Trustee under a Trust Agreement dated October 1, 1979 and known as Trust No. 48030.

RECITALS

BOX 15

WHEREAS, Landlord and Lessee were parties to that certain written ground lease dated May 7, 1964, and recorded on May 20, 1964, with the Cook County Recorder as document number 19133245 (as amended, restated, supplemented, replaced or otherwise modified from time to time, the "Ground Lease"), creating a leasehold interest in the property described on Exhibit A attached hereto (the "Property") for a term of years beginning on May 18, 1964 and ending June 30, 2063; and

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WHEREAS, Lessee obtained the right and option ("**Option**") to purchase the Property pursuant to the instruments recorded with the Cook County Recorder as document number 0020034372, and assigned by document number 25222840;

WHEREAS, pursuant to the Ground Lease Termination Agreement, dated December 27, 2001, and recorded on January 9, 2002, with the Cook County Recorder as document number 0020034372 (the "**Termination**"), Landlord and Lessee agreed to cause the termination of the Ground Lease and Lessee's option thereunder (including, without limitation, the Option); and

WHEREAS, South East, as successor to each of Landlord and Lessee, desires to confirm, *inter alia*, that all of the conditions to the termination of the Ground Lease and Lessee's option thereunder (including, without limitation, the Option) have been satisfied in full and that the Ground Lease and Lessee's option thereunder (including, without limitation, the Option) have in fact terminated.

NOW THEREFORE, in consideration of the premises and the mutual covenants herein contained, the parties hereto hereby agree as follows:

1. South East, in its capacity as the successor to each of Landlord and Lessee, hereby confirms and agrees that (a) the Ground Lease and Lessee's option thereunder (including, without limitation, the Option) have each terminated, (b) that all of the conditions to termination of the Ground Lease and Lessee's option thereunder (including, without limitation, the Option) set forth in the Termination have been indefeasibly satisfied in full, and (c) all rent and other charges specified in the Ground Lease to be paid through the Termination Date (as defined in the Termination) were paid and no such amounts remain due and payable as of the date of this Confirmation.

2. This Confirmation shall be binding upon, and inure to the benefit of, South East, any future owner of the Property, and each of their respective successors and assigns.

3. This Confirmation shall be governed by and construed in accordance with the internal laws of the State of Illinois applicable to agreements made and to be performed entirely within the State of Illinois, without regard to the conflicts of law principles of the State of Illinois to the extent such principles or rules would require or permit the application of the laws of another jurisdiction.

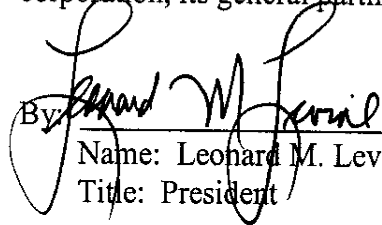
[Signature Page Follows]

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IN WITNESS WHEREOF, South East has duly executed this instrument as of the first day above written.

**SOUTH EAST CORNER ASSOCIATES
LIMITED PARTNERSHIP**, an Illinois limited partnership, in its capacity as Landlord and Lessee

By: **PFMK, INC.**, an Illinois corporation, its general partner


By: 
Name: Leonard M. Levine
Title: President

Property of Cook County Clerk's Office

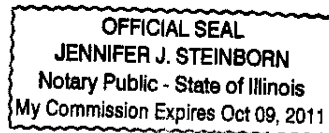
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that Leonard M. Levine, the President of PFMK, Inc., an Illinois corporation and general partner of South East Corner Associates Limited Partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act on behalf of said entity, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21 day of February, 2011.


Notary Public

My Commission Expires: Oct. 09, 2011



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EXHIBIT A (to Confirmation of Termination)

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 TO 5, BOTH INCLUSIVE, IN ELISHA S. WADSWORTH'S SUBDIVISION OF LOTS 13 AND 14 AND THE NORTH 1/2 OF LOT 12 IN BLOCK 14 IN FORT DEARBORN ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 7 AND 8 AND THE ALLEY WEST OF AND ADJOINING SAID LOT 7, LYING NORTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1.0 FOOT OF LOT 5, ALL IN ELISHA S. WADSWORTH'S SUBDIVISION OF LOTS 13 AND 14 AND THE NORTH 1/2 OF LOT 12 IN BLOCK 14 IN FORT DEARBORN ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE VACATED NORTH HOLDEN COURT, LYING EAST OF THE EAST LINE OF LOT 8; LYING WEST OF A LINE 6.25 FEET EAST OF AND PARALLEL TO THE EAST LINE OF LOT 8; LYING SOUTH OF THE EASTWARDLY EXTENSION OF THE NORTH LINE OF LOT 8; AND LYING NORTH OF THE EASTWARDLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1.0 FOOT OF LOT 5, ALL IN ELISHA S. WADSWORTH'S SUBDIVISION OF LOTS 13 AND 14 AND THE NORTH 1/2 OF LOT 12 IN BLOCK 14 IN FORT DEARBORN ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 1 PIN # 17-10-311-001-000

Parcel 2 PIN # 17-10-311-002-000

Parcel 3 PIN # 17-10-311-013-000

Property Address: 27-35 N. State St. + 1-17 E. Washington St., Chicago, IL