

6

UNOFFICIAL COPY

211974



Doc#: 1108034097 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/21/2011 02:22 PM Pg: 1 of 6

Prepared by:

Law Office of Abraham A. Gutnicki, P.C.
8320 Skokie Blvd., Ste. 100
Skokie, IL 60077
Attn: Jeremy F. Segall, Esq.

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum of Lease") is executed as of March 22, 2011 by and between GLENCREST REAL ESTATE & DEVELOPMENT L.L.C., an Illinois limited liability company (hereinafter called the "Lessor"), and GLENCREST HEALTHCARE AND REHABILITATION CENTRE, LTD., an Illinois corporation, (hereinafter called the "Lessee").

RECITALS

WHEREAS, Lessor and Lessee have executed that certain Lease Agreement dated January 1, 2009 ("Lease Agreement"), as amended by that certain HUD Amendment to Lease Agreement ("Lease Amendment", together with the Lease Agreement, the "Lease") dated as of March 22, 2011, covering certain land improved with a nursing facility improved with a nursing facility located at 2451 W. Touhy Ave., City of Chicago, County of Cook, State of Illinois 60645, and more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

WHEREAS, Lessor and Lessee desire to record notice of the Lease in the public records of Cook County, Illinois.

NOW THEREFORE, in consideration of the foregoing, Lessor and Lessee hereby declare as follows:

1. Demise. Lessor has leased the Property to Lessee and Lessee has leased the Property from Lessor, subject to the terms, covenants and conditions contained in the Lease.
2. Term. The term of the Lease ("Term") is two (2) years, subject to extension for ten (10) consecutive terms of two (2) years each, as provided in the Lease. The current term commenced on January 1, 2009.
3. Effect of Memorandum. This Memorandum of Lease is being executed for recording purposes only, and shall not be deemed to amend or supplement the Lease. In the event of any conflict between the provisions of this Memorandum of Lease and the provisions of the Lease, the provisions of the Lease shall

BOX 430

6

UNOFFICIAL COPY

prevail. This Memorandum of Lease amends and replaces that certain Memorandum of Lease entered into between Lessee and Lessor as of January 26, 2009, and recorded on January 26, 2009 in the Office of the Recorder of Cook County, Illinois as Document Number 0903531141 (the "Prior Memorandum"). The Prior Memorandum is hereby released and terminated.

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

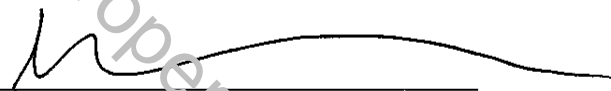
UNOFFICIAL COPY

SIGNATURE PAGE TO MEMORANDUM OF LEASE

IN WITNESS WHEREOF, the undersigned have executed this instrument as of the day and year first above written.

LESSEE:

GLENCREST HEALTHCARE AND REHABILITATION CENTRE, LTD.,
an Illinois corporation

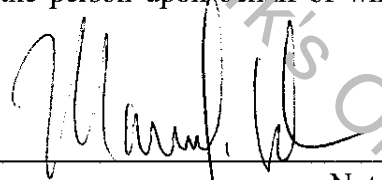
By: 
Sidney Glenner, President

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

On this 17th day of March, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared SIDNEY GLENNER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[SEAL]



Notary Public

My Commission Expires: 5/31/12



UNOFFICIAL COPY**EXHIBIT A**

PARCEL 1:

THE NORTH HALF OF THE NORTH HALF OF THE WEST 7 ACRES OF THE EAST 19 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER LYING NORTH AND SOUTH OF INDIAN BOUNDARY LINE IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT STREETS AND EXCEPT EAST 10 ¼ INCHES THEREOF) LYING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PERPETUAL, EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO PARCEL 1 AFORESAID, PURSUANT TO THAT CERTAIN INGRESS, EGRESS AND ACCESS EASEMENT DATED JANUARY 23, 2009 BY CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1986 AND KNOWN AS TRUST NUMBER 111340 AKA 11134010 AND GLENCREST REAL ESTATE & DEVELOPMENT L.L.C., RECORDED JANUARY 23, 2009 AS DOCUMENT NUMBER 0902334065 OVER THE FOLLOWING DESCRIBED LAND:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WITH THE WEST LINE OF THE EAST 19 ACRES OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, ALONG SAID NORTH LINE, 230.71 FEET TO A POINT ON THE WEST LINE OF THE EAST TEN AND ONE QUARTER INCHES OF THE WEST 7 ACRES OF THE EAST 19 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36 AFORESAID; THENCE SOUTH 00 DEGREES 36 MINUTES 13 SECONDS WEST, ALONG SAID WEST LINE, 33.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT PARCEL TO BE DESCRIBED: THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36 AFORESAID, 55.00 FEET; THENCE SOUTH 07 DEGREES 38 MINUTES 29 SECONDS WEST, 15.21 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 09 SECONDS WEST, 15.87 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 30 SECONDS WEST, 8.41 FEET; THENCE SOUTH 39 DEGREES 34 MINUTES 27 SECONDS WEST, 13.63 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCLE, BEING CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 2.46 FEET, AN ARC DISTANCE OF 5.87 FEET (THE CHORD OF WHICH ARC BEARS SOUTH 17 DEGREES 03

UNOFFICIAL COPY

MINUTES 06 SECONDS EAST AND MEASURES 4.58 FEET); THENCE SOUTH 88 DEGREES 30 MINUTES 20 SECONDS EAST, 11.26 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 33 SECONDS WEST, 37.00 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 30 SECONDS WEST, 17.61 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCLE BEING CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 2.82 FEET, AN ARC DISTANCE OF 9.11 FEET (THE CHORD OF WHICH ARC BEARS SOUTH 08 DEGREES 20 MINUTES 13 SECONDS EAST AND MEASURES 5.64 FEET); THENCE SOUTH 89 DEGREES 42 MINUTES 11 SECONDS EAST 20.97 FEET; THENCE SOUTH 05 DEGREES 41 MINUTES 53 SECONDS EAST 0.58 FEET; THENCE NORTH 88 DEGREES 06 MINUTES 12 SECONDS EAST, 5.20 FEET; THENCE SOUTH 01 DEGREE 44 MINUTES 1 SECOND EAST, 3.60 FEET; THENCE SOUTH 61 DEGREES 10 MINUTES 39 SECONDS WEST, 2.22 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 57 SECONDS WEST, 38.77 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 27 SECONDS WEST, 65.47 FEET TO A POINT ON THE WEST LINE OF THE EAST TEN AND ONE QUARTER INCHES OF THE WEST 7 ACRES OF THE EAST 19 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36 AFORESAID; THENCE NORTH 00 DEGREES 36 MINUTES 13 SECONDS EAST, ALONG SAID WEST LINE, 140.22 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.