

# UNOFFICIAL COPY

## CONFIRMATION OF TERMINATION OF AGREEMENT OF PURCHASE AND SALE



Doc#: 1133429040 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/30/2011 01:58 PM Pg: 1 of 10

THIS INSTRUMENT WAS PREPARED  
BY AND AFTER RECORDING  
RETURN TO:

Paul Kelley, Esq.  
Shefsky & Froelich Ltd.  
111 E. Wacker Drive  
Suite 2800  
Chicago, Illinois 60601

THE ABOVE SPACE FOR RECORDER'S USE ONLY

**161 WEST KINZIE JV, LLC**, a Delaware limited liability company, as "Seller" and **161 WEST KINZIE LLC**, an Illinois limited liability company, as "Purchaser" are parties to that certain Agreement of Purchase and Sale - (Parking Agreement) entered into as of December 20, 2007 and recorded with the Cook County Recorder of Deeds on December 21, 2007, as Document **0735531089** (the "Parking Agreement"), with respect to the property commonly known as 161 W. Kinzie, Chicago, Illinois and legally described on Exhibit A attached hereto and made part hereof.


Seller and Purchaser hereby confirm that the Parking Agreement has terminated without Purchaser acquiring any of the parking spaces thereunder and all rights, easements and interests in favor of Purchaser thereunder have been extinguished in all respects.

Dated this 16<sup>th</sup> day of November, 2011.

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**PURCHASER:**

**161 West Kinzie LLC**, an Illinois limited liability company

By:   
Name: SCOTT GOODMAN  
Its: Manager

**SELLER:**

**161 West Kinzie JV, LLC**, a Delaware limited liability company

By: LG Chicago Investment LP, a Texas limited partnership, its Member and Manager

By: LG Chicago Investment Management LLC, a Texas limited liability company, its General Partner

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

And By: L&B 161 West Kinzie JV, LLC, a Delaware limited liability partnership, its Member

By: L&B Diversified Strategy Partners, L.P., a Delaware limited partnership, its sole Member

By: L&B Diversified Strategy Advisors, LP, a Delaware limited partnership, its General Partner

By: L&B Realty Advisors, LLP, a Delaware limited liability partnership, its General Partner

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Property of Cook County Clerk's Office

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**PURCHASER:**

**161 West Kinzie LLC**, an Illinois limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: Manager

**SELLER:**

**161 West Kinzie JV, LLC**, a Delaware limited liability company

By: LG Chicago Investment LP, a Texas limited partnership, its Member and Manager

By: LG Chicago Investment Management LLC, a Texas limited liability company, its General Partner

By: Michael J. Lynd, Jr.  
Name: Michael J. Lynd, Jr.  
Title: President

And By: L&B 161 West Kinzie JV, LLC, a Delaware limited liability company, its Member

By: L&B Diversified Strategy Partners, L.P., a Delaware limited partnership, its sole Member

By: L&B Diversified Strategy Advisors, LP, a Delaware limited partnership, its General Partner

By: L&B Realty Advisors, LLP, a Delaware limited liability partnership, its General Partner

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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**PURCHASER:**

**161 West Kinzie LLC**, an Illinois limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: Manager

**SELLER:**

**161 West Kinzie JV, LLC**, a Delaware limited liability company

By: **LG Chicago Investment LP**, a Texas limited partnership, its Member and Manager

By: **LG Chicago Investment Management LLC**, a Texas limited liability company, its General Partner

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

And By: **L&B 161 West Kinzie JV, LLC**, a Delaware limited liability company, its Member

By: **L&B Diversified Strategy Partners, L.P.**, a Delaware limited partnership, its sole Member

By: **L&B Diversified Strategy Advisors, LP**, a Delaware limited partnership, its General Partner

By: **L&B Realty Advisors, LLP**, a Delaware limited liability partnership, its General Partner

By: Stacie Crown  
Name: Stacie Crown  
Title: Vice President

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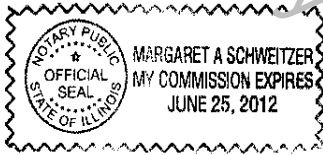
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## [NOTARY BLOCK FOR PURCHASER]

STATE OF ILLINOIS        )  
  ) SS:  
COUNTY OF   Cook    )

I, Margaret A. Schweitzer a Notary Public in and for the County and State aforesaid, do hereby certify that Scott Goodman, the Manager of 161 WEST KINZIE LLC, an Illinois limited liability company, 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 said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16<sup>th</sup> day of November, 2011.



Margaret A. Schweitzer  
Notary Public

My Commission Expires: June 25, 2012

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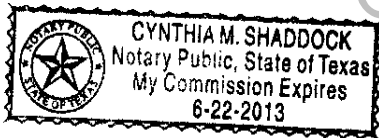
## [NOTARY BLOCKS FOR SELLER]

STATE OF TEXAS )  
 ) SS:  
COUNTY OF Bexar )

I, Cynthia M. Shaddock, a Notary Public in and for the County and State aforesaid, do hereby certify that MICHAEL J. LYND, JR., the PRESIDENT of LG Chicago Investment Management LLC, a Texas limited liability company, in its capacity as general partner of LG Chicago Investment LP, a Texas limited partnership in its capacity as a member and the manager of 161 WEST KINZIE JV, LLC, a Delaware limited liability company, 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 said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12 day of November, 2011.

Cynthia M. Shaddock  
Notary Public



My Commission Expires: 6/22/2013

STATE OF \_\_\_\_\_ )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public in and for the County and State aforesaid, do hereby certify that \_\_\_\_\_, the \_\_\_\_\_ of L&B Realty Advisors, LLP, a Delaware limited liability partnership, in its capacity as general partner of L&B Diversified Strategy Advisors, LP, a Delaware limited partnership, in its capacity as general partner of L&B Diversified Strategy Partners, L.P., a Delaware limited partnership, in its capacity as the sole member of L&B 161 West Kinzie JV, LLC, a Delaware limited liability company, a member of 161 WEST KINZIE JV, LLC, a Delaware limited liability company, 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 said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

# UNOFFICIAL COPY

## [NOTARY BLOCKS FOR SELLER]

STATE OF ILLINOIS        )  
  ) SS:  
COUNTY OF \_\_\_\_\_)

I, \_\_\_\_\_, a Notary Public in and for the County and State aforesaid, do hereby certify that \_\_\_\_\_, the \_\_\_\_\_ of LG Chicago Investment Management LLC, a Texas limited liability company, in its capacity as general partner of LG Chicago Investment LP, a Texas limited partnership in its capacity as a member and the manager of 161 WEST KINZIE JV, LLC, a Delaware limited liability company, 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 said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS        )  
  ) SS:  
COUNTY OF DALLAS)

I, Carla Vail Cooper a Notary Public in and for the County and State aforesaid, do hereby certify that Stacie Crown, the Vice President of L&B Realty Advisors, LLP, a Delaware limited liability partnership, in its capacity as general partner of L&B Diversified Strategy Advisors, LP, a Delaware limited partnership, in its capacity as general partner of L&B Diversified Strategy Partners, L.P., a Delaware limited partnership, in its capacity as the sole member of L&B 161 West Kinzie JV, LLC, a Delaware limited liability company, a member of 161 WEST KINZIE JV, LLC, a Delaware limited liability company, 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 said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28 day of November, 2011.



Carla Vail Cooper  
Notary Public

My Commission Expires: 12-9-12

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## EXHIBIT A

### LEGAL DESCRIPTION

#### **PARCEL 1:**

THAT PART OF LOTS 2, 3, AND 8 AND ALL OF LOTS 4, 5, 6, AND 7 IN THE RESUBDIVISION OF LOT 5 IN BLOCK 4 IN THE ORIGINAL TOWN (NOW CITY) OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND THAT PART OF LOT 6 IN BLOCK 4 IN SAID ORIGINAL TOWN OF CHICAGO; TOGETHER WITH ALL THAT PART OF THE VACATED ALLEY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6 IN BLOCK 4 IN SAID ORIGINAL TOWN OF CHICAGO; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 19.00 FEET OF LOT 2 IN SAID RESUBDIVISION OF LOT 5; THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 IN SAID RESUBDIVISION TO A POINT 8.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE DRAWN TO A POINT 1.00 FOOT SOUTH OF THE NORTH LINE AND 9.00 FEET WEST OF THE EAST LINE OF SAID LOT 3; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO THE WEST LINE THEREOF; THENCE SOUTH ALONG THE WEST LINE OF LOTS 3, 4, 5, 6, 7, AND 8 IN SAID RESUBDIVISION, A DISTANCE OF 108.00 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 88.40 FEET TO A POINT ON THE NORTHERLY LINE OF CARROLL AVENUE AND SO CALLED EXTENDED ACROSS SAID VACATED ALLEY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID AVENUE, AND THE EXTENSION THEREOF ACROSS SAID VACATED ALLEY TO THE WEST LINE OF THE EAST 26.00 FEET OF THE WEST 1/2 OF LOT 6 IN BLOCK 4 IN SAID ORIGINAL TOWN OF CHICAGO; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO THE NORTH LINE OF SAID LOT 6; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### **PARCEL 2:**

THE SOUTH 19.00 FEET OF LOT 2 AND THE NORTH 1.00 FOOT OF LOT 3 OF THE RESUBDIVISION OF LOT 5 IN BLOCK 4 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING AND EXCLUDING HOWEVER A TRIANGULAR SHAPED PIECE OF LAND IN THE SOUTHEAST CORNER THEREOF, WHICH MEASURES 9.00 FEET ON THE SOUTHERLY SIDE AND 9.00 FEET ON THE EASTERLY SIDE, IN COOK COUNTY, ILLINOIS.



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**PARCEL 3:**

SUBLOT 1 AND THE NORTH 2.00 FEET OF SUBLOT 2 OF LOT 5 IN BLOCK 4 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

THAT PART OF LOT 8 IN THE RESUBDIVISION OF LOT 5 AND THAT PART OF LOT 6 IN BLOCK 4 IN THE ORIGINAL TOWN OF CHICAGO; TOGETHER WITH THAT PART OF THE 10-FOOT VACATED ALLEY IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 8, A DISTANCE OF 108.00 FEET SOUTH OF THE INTERSECTION OF THE WEST LINE OF LOTS 3 TO 8, INCLUSIVE IN THE RESUBDIVISION OF LOT 5 AFORESAID, WITH THE SOUTH LINE OF THE NORTH 1.00 FOOT OF LOT 3 AFORESAID; THENCE SOUTHEASTERLY, A DISTANCE OF 88.40 FEET TO A POINT ON THE NORTHERLY LINE OF CARROLL AVENUE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF CARROLL AVENUE TO THE WEST LINE OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**

LOT 3, AND THE EAST 6 FEET OF LOT 4 (EXCEPT THAT PART OF SAID LOTS TAKEN AND USED FOR WEST CARROLL AVENUE) IN THE SUBDIVISION OF LOT 6 ALL IN BLOCK 4 IN THE CANAL TRUSTEES SUBDIVISION OF LOTS IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 6:**

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING ABOVE A HORIZONTAL PLANE 22.6 FEET ABOVE CHICAGO CITY DATUM AND DESCRIBED AS FOLLOWS:

THOSE PARTS OF LOT 3 AND THE EAST 6 FEET OF LOT 4 IN THE SUBDIVISION OF LOT 6 IN BLOCK 4 IN THE CANAL TRUSTEES' SUBDIVISION OF LOTS IN THE ORIGINAL TOWN OF CHICAGO, LYING SOUTH OF THE NORTH LINE OF WEST CARROLL AVENUE IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 7:**

THAT PART OF THE VACATED NORTH-SOUTH 10 FOOT PUBLIC ALLEY VACATED BY THE ORDINANCE APPROVED JULY 19, 2007 BY THE CITY COUNCIL OF THE

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CITY OF CHICAGO, RECORDED SEPTEMBER 4, 2007 AS DOCUMENT NUMBER 0724715098 LYING WEST OF THE WEST LINE OF LOT 4 IN CANAL TRUSTEES' SUBDIVISION OF LOTS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF LOTS 1 AND 2 IN THE SUBDIVISION OF LOT 5 IN BLOCK 4 IN THE ORIGINAL TOWN OF CHICAGO AFORESAID LYING SOUTH OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN THE SUBDIVISION OF LOT 5 IN BLOCK 4 IN THE ORIGINAL TOWN OF CHICAGO AFORESAID TO THE NORTHWEST CORNER OF LOT 4 IN CANAL TRUSTEES' SUBDIVISION OF LOTS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 9 AFORESAID AND LYING NORTH OF THE NORTH LINE OF THE VACATED NORTH-SOUTH 10 FOOT ALLEY VACATED BY ORDINANCE APPROVED JULY 29, 1930 BY THE CITY COUNCIL OF THE CITY OF CHICAGO AND THE QUIT CLAIM DEED OF CONVEYANCE OF SAID NORTH-SOUTH 10 FOOT ALLEY RECORDED OCTOBER 22, 1930 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 10774448 AND SAID NORTH LINE OF THE VACATED NORTH-SOUTH 10 FOOT ALLEY BEING DESCRIBED AS THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 19 FEET OF THE LOT 2 IN THE SUBDIVISION OF LOT 5 OF BLOCK 4 IN THE ORIGINAL TOWN OF CHICAGO AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PINs:           17-09-404-001-0000  
                  17-09-404-002-0000  
                  17-09-404-003-0000  
                  17-09-404-011-0000  
                  17-09-404-016-0000

Common Address:   161 West Kinzie Street, Chicago, Illinois 60654

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