

# UNOFFICIAL COPY



Doc#: 1218145010 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/29/2012 08:45 AM Pg: 1 of 7

618379 Stewart  
Recording requested by, and  
after recording, return to:

Law Offices of Stephen N. Sher, PC  
5750 Old Orchard Rd., Ste. 420  
Skokie, IL 60077  
Attn: Kimberly E. Scafuri, Esq.

7 of 8 Stewart 16030609

## MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("**Memorandum of Lease**") is executed as of June 29, 2012 by and between SS PROPERTY I LLC, an Illinois limited liability company (hereinafter called the "**Lessor**"), and THE RENAISSANCE AT SOUTH SHORE, INC., an Illinois corporation, (hereinafter called the "**Lessee**").

## RECITALS

WHEREAS, South Shore Limited Partnership, as Sole Beneficiary of Chicago Title Land Trust Company, Successor Trustee under Amended and Restated Trust Agreement No. 122364-2 dated November 1, 1996, as lessor ("**South Shore LP**"), and The Claridge at South Shore, Inc., an Illinois corporation ("**Claridge**"), as lessee, entered into that certain Nursing Home Lease dated November 20, 1996, as amended by that certain First Amendment to Lease dated October 1, 1998 by and between South Shore LP and Claridge, that certain Second Amendment to Nursing Home Lease Agreement dated June 1, 1999 by and between South Shore LP and Lessee, that certain Third Amendment to Nursing Home Lease Agreement dated October 1, 1999 by and between South Shore LP and Lessee, that certain Fourth Amendment to Nursing Home Lease Agreement dated January 1, 2002 by and between South Shore LP and Lessee, and that certain Fifth Amendment to Nursing Home lease Agreement dated of even date herewith (collectively, the "**Lease Agreement**"), all covering certain land as more particularly described in Exhibit A attached hereto and incorporated herein by this reference and improved with a nursing facility, together with Lessor's easements and appurtenants in adjoining and adjacent land, highways, roads, streets lands, whether public or private, reasonably required for the installation, maintenance, operation and service of sewer, water, gas, power and other utility lines and for driveways and approaches to and from abutting highways for the use and benefit of the above-described parcel of real estate located at 2425 E. 71<sup>st</sup> St., Chicago, County of Cook, State of Illinois 60649.

WHEREAS, pursuant to that certain Joint Written Consent of Sole General Partner and Limited Partners of South Shore Limited Partnership dated June 25, 2012, South Shore LP is being converted to a limited liability company called SS Property I LLC; and

WHEREAS, Lessor and Lessee desire to record notice of the lease as amended in the public

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records of Cook County, Illinois.

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

1. Demise. Lessor hereby leases the Property to Lessee and Lessee hereby leases the property from Lessor, subject to the terms, covenants and conditions contained in the Lease, as amended.
2. Expiration Date. The term of the Lease ("Term") commenced on November 20, 1996 and shall expire on December 31, 2052 unless sooner terminated or extended as provided in the Lease.

*[SIGNATURE PAGES FOLLOWS]*

Property of Cook County Clerk's Office

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## SIGNATURE PAGE TO MEMORANDUM OF LEASE

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

**LESSOR:**

**SS PROPERTY I LLC,**  
an Illinois limited liability company

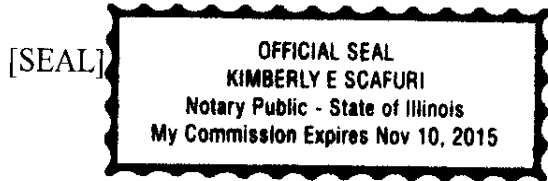
By: NB Prop Corp., an Illinois corporation,  
its manager

By: *Thomas Neshek*  
Name: Thomas Neshek  
Its: Vice President

### ACKNOWLEDGMENT

STATE OF ILLINOIS                    )  
  ) ss:  
COUNTY OF COOK                    )

On this 18<sup>th</sup> day of June, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas Neshek, 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.



*Kimberly E. Scafuri*  
Notary Public

My Commission Expires: 11/10/15

(SIGNATURE PAGES CONTINUE)

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## 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:**

**THE RENAISSANCE AT SOUTH SHORE, D.C.**, an Illinois corporation

By:   
Name: David Hartman  
Its: President

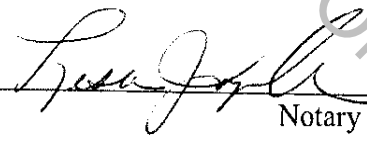
### ACKNOWLEDGMENT

STATE OF Illinois )  
 ) ss:  
COUNTY OF LAKE )

On this 14 day of June, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared David Hartman, 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: 8/8/2014

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL A:

LOT 2 IN DIVISION NO. 3 IN SOUTH SHORE SUBDIVISION IN THE NORTH FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 2 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 2, 12 FEET 3-1/4 INCHES SOUTHWESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT;

THENCE NORTHWESTERLY 74 FEET 5-1/2 INCHES TO A GAS PIPE 11 FEET 5-3/4 INCHES WESTERLY AT A RIGHT ANGLE TO THE EASTERLY LINE OF SAID LOT;

THENCE WEST 46 FEET 6 INCHES TO A GAS PIPE ON THE NORTHERLY LINE OF SAID LOT 2 AND SOUTHERLY LINE OF LOT 9 OF SAUNDERS SUBDIVISION OF LOT 1 IN SAID DIVISION NO. 3 AT A POINT 49 FEET 11 INCHES SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 2;

THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2 AND SOUTHERLY LINE OF SAID LOT 9 OF SAUNDERS SUBDIVISION AFORESAID 49 FEET 11 INCHES TO THE NORTHEASTERLY CORNER OF SAID LOT 2;

THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF LOT 2 TO THE SOUTHERLY LINE OF SAID LOT 2;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2, 12 FEET 3-1/4 INCHES TO THE PLACE OF BEGINNING.

ALSO THAT PART OF LOT 3 IN DIVISION 3, SOUTH SHORE SUBDIVISION, IN THE NORTH FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF A STRAIGHT LINE, THE NORTH POINT OF SAID LINE BEING ON THE NORTH LINE OF SAID LOT 3 AND 134 FEET 10 INCHES WEST OF THE NORTHEAST CORNER OF SAID LOT AND THE SOUTH POINT OF SAID LINE BEING ON THE SOUTHERLY LINE OF SAID LOT 3 AND 148 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT, ALSO A PART OF LOT 2 AND OF LOT 8 OF SAID DIVISION 3 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 2, 12 FEET 3-1/4 INCHES SOUTHWESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT;

THENCE NORTHWESTERLY 74 FEET 5-1/2 INCHES TO A GAS PIPE 11 FEET 5-3/4 INCHES WESTERLY AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID LOT.

THENCE WEST 46 FEET 6 INCHES TO A GAS PIPE IN THE NORTHERLY LINE OF SAID LOT 2 AND SOUTHERLY LINE OF LOT 9 OF SAUNDERS SUBDIVISION OF LOT 1,

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SAID DIVISION 3, AT A POINT 49 FEET 11 INCHES SOUTHWEST OF THE NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTHWESTERLY 66 FEET 7-1/4 INCHES ON THE NORTHERLY LINE OF SAID LOT 2, DIVISION 3, AND THE SOUTHERLY LINE OF LOTS 9 AND 8 OF SAUNDERS SUBDIVISION AFORESAID, TO A POINT ON THE WEST LINE OF LOT 7, EXTENDED SOUTH ACROSS SAID LOT 8;

THENCE NORTH ON SAID LINE, CROSSING SAID LOT 8 AND ON THE WEST LINE OF SAID LOT 7, 111 FEET 1/2 INCH TO THE NORTHWEST CORNER OF SAID LOT 7 OF SAUNDERS SUBDIVISION;

THENCE EAST ON THE NORTH LINE OF SAID LOTS 7 AND 9 OF SAUNDERS SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 9 AND THE NORTHWEST CORNER OF LOT 3, DIVISION 3, AFORESAID;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 2 AFORESAID, 12 FEET 3-1/4 INCHES TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

OTHERWISE DESCRIBED AS FOLLOWS:

LOT 2 AND THAT PART OF LOT 3, LYING WESTERLY OF A STRAIGHT LINE, THE NORTH POINT OF SAID LINE BEING ON THE NORTH LINE OF SAID LOT 2, AND 134 FEET 10 INCHES WEST OF THE NORTHEAST CORNER OF SAID LOT, AND THE SOUTH POINT OF SAID LINE BEING ON THE SOUTHERLY LINE OF SAID LOT 3, AND 148 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT, IN DIVISION 3, SOUTHSHORE SUBDIVISION, IN THE NORTH FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO LOTS 7 AND 9 AND THAT PART OF LOT 8 LYING EAST OF THE WEST LINE OF SAID LOT 7 EXTENDED SOUTH, ALL IN SAUNDERS SUBDIVISION OF LOT 1, DIVISION 3, SOUTH SHORE SUBDIVISION AFORESAID; ALL IN COOK COUNTY, ILLINOIS

## PARCEL B:

THAT PART OF LOT 3 IN THIRD DIVISION OF SOUTH SHORE SUBDIVISION IN SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE THE SOUTH LINE OF SOUTH SHORE DRIVE INTERSECTS THE WEST LINE OF COLES AVENUE (SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF LOT 3);

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THENCE WEST ALONG THE SOUTH LINE OF SOUTH SHORE DRIVE, A DISTANCE OF 134 FEET 10 INCHES;

THENCE SOUTHEASTERLY A DISTANCE OF 119.5 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF LOT 3, SAID POINT BEING 148 FEET SOUTHWESTERLY, MEASURED ALONG SAID LOT LINE, FROM THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF LOT 3 A DISTANCE OF 148 FEET TO THE WEST LINE OF COLES AVENUE;

THENCE NORTHWESTERLY ALONG THE WEST LINE OF COLES AVENUE, A DISTANCE OF 37 FEET MORE OR LESS, TO THE PLACE OF BEGINNING.

**PARCEL C:**

THE RIGHTS AND LICENSE TO USE DRIVEWAYS AS GRANTED IN CROSS DRIVEWAY LICENSE AGREEMENT DATED OCTOBER 4, 1999 AND RECORDED OCTOBER 5, 1999 AS DOCUMENT NUMBER 99938958.

Address: 2425 East 71<sup>st</sup> Street, Chicago, Illinois

PINS: 21-30-101-003-0000  
21-30-101-004-0000  
21-30-101-014-0000  
21-30-101-022-0000  
21-30-101-023-0000

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