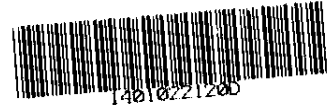


# UNOFFICIAL COPY

**THIS INSTRUMENT PREPARED  
BY AND AFTER RECORDING  
RETURN TO:**

Seyfarth Shaw LLP  
Attn: Jeffrey Jahns  
131 S. Dearborn St., Suite 2400  
Chicago, IL 60603  
(312) 460-5819



Doc#: 1401022120 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/10/2014 02:20 PM Pg: 1 of 6

*This space reserved for Recorder's use only.*

## AMENDED MEMORANDUM OF GROUND LEASE

THIS AMENDED MEMORANDUM OF GROUND LEASE (this "**Amended Memorandum of Lease**"), made and entered into as of the 9th day of JANUARY, 2014, by and between THE UNIVERSITY OF CHICAGO, an Illinois not-for-profit corporation ("**Lessor**"), and ROC II IL LASALLE, LLC, a Delaware limited liability company ("**Lessee**").

### WITNESSETH:

Lessor and the predecessor in interest of Lessee, 29/39 South LaSalle Holdings, LLC ("**Prior Tenant**"), heretofore entered in that certain Amended and Restated Ground Lease dated as of July 8, 2004 (the "**Prior Lease Document**"). Pursuant thereto, Lessor and Prior Tenant executed that certain Amended and Restated Memorandum of Lease, recorded July 8, 2004 as Document 0419027073, in the office of the Cook County Recorder of Deeds (the "**Amended and Restated Memorandum of Lease**").

Lessee has succeeded to all right, interest, and obligation of Prior Tenant as the tenant in and under the Prior Lease Document and the Amended and Restated Memorandum of Lease, and currently owns the building and the improvements on the real estate described on Exhibit A attached hereto and made a part hereof (the "**39 Land**").

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, Lessor and Lessee have agreed to amend the Prior Lease Document, bifurcate the lands subject thereto and enter into that certain Ground Lease dated JANUARY 9, 2014 (the "**Lease**"), pursuant to which Lessor continues to agree to demise and let Lessee, and Lessee continues to agree to lease and take from Lessor, upon and subject to the terms and conditions of said Lease, the 39 Land situated in the City of Chicago, County of Cook and State of Illinois, including the appurtenant rights and easements thereto.

The Lease is for a term which shall extend to and including 11:59 p.m., Chicago time, on July 7, 2103 (the "**Term**").

It is understood that the purpose of this instrument is to document of record the continuing leasehold estate, the terms and conditions of which, other than as the same are set forth herein, are

8935754 AY 4 OF 6


Property of Cook County Recorder of Deeds

# UNOFFICIAL COPY

contained in the Lease referred to above, which said Lease and any and all amendments thereto are, by this reference, made a part hereof the same as if fully rewritten herein.



This Amended Memorandum of Lease may be executed in counterparts, all of which evidence only one agreement and only one of which need be produced for any purpose, which, when assembled and taken together, is to be regarded as a single agreement.

REAL ESTATE TRANSFER 01/10/2014

	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00

17-16-204-024-0000 | 20140101600712 | R4JFLY

REAL ESTATE TRANSFER 01/10/2014

		COOK	\$0.00
		ILLINOIS:	\$0.00
		TOTAL:	\$0.00

17-16-204-024-0000 | 20140101600712 | U8Z87C



# UNOFFICIAL COPY

*[Additional Signature Page to Amended Memorandum of Lease]*

LESSEE

ROC II IL LASALLE, LLC, a Delaware limited liability company

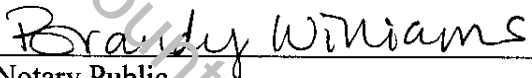
By: ROC II REAL ESTATE HOLDINGS, LLC, a Delaware limited liability company

Its: Managing Member

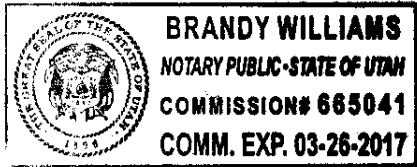
By:   
Name: Jonathan P. Slager  
Title: Manager

Utah  
STATE OF ILLINOIS )  
Salt Lake ) SS:  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of January, 2014, by Jonathan Slager, Manager of Roc II Real Estate Holdings, LLC, Managing Member of Roc II IL LaSalle, LLC, for and on behalf of the company

  
Notary Public

My Commission Expires: 3/26/17



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

(PARCEL 1):

THE SOUTH 80.00 FEET OF LOTS 6, 7 AND 8 (EXCEPT THAT PART OF LOT 8 TAKEN AND USED FOR LASALLE STREET) IN BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(PARCEL 2):

THE VACATED PUBLIC ALLEY, LYING NORTH OF AND ADJOINING LOTS 21 TO 28, BOTH INCLUSIVE; LYING SOUTH OF AND ADJOINING LOTS 29, 31, 32, AND 33; LYING EAST OF THE EAST LINE OF SOUTH LASALLE STREET, AS WIDENED, AND LYING WEST OF AND ADJOINING LOTS 18 AND 19 IN ASSESSOR'S DIVISION OF BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 28 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOTS 28, 27, 26, 25, 24, 23, 22 AND 21 AFORESAID TO THE NORTHEAST CORNER OF LOT 21 AFORESAID; THENCE NORTH ALONG THE WEST LINE OF LOTS 18 AND 19 TO THE SOUTHEAST CORNER OF LOT 33 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 33, 32 AND 31 AND PART OF LOT 29 TO A POINT 45.10 FEET EAST OF THE WEST LINE OF SAID LOT 29; THENCE SOUTH PARALLEL WITH SAID WEST LINE, A DISTANCE OF 8.00 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 29 TO THE SOUTHWEST CORNER OF LOT 29, BEING ALSO THE EAST LINE OF SOUTH LASALLE STREET, AS WIDENED; THENCE SOUTH ALONG SAID EAST LINE OF SOUTH LASALLE STREET, AS WIDENED, TO THE POINT OF BEGINNING, EXCLUDING THEREFROM THE EAST 22.75 FEET THEREOF, ALL IN COOK COUNTY, ILLINOIS

PIN #: 17-16-204-024-0000; 17-16-204-005-0000

Property Address: 39 S. LaSalle St., Chicago, IL 60603

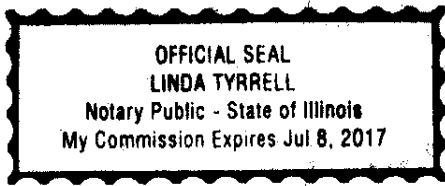
# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated January 9, 2014 Signature: [Signature], AS Agent  
Grantor or Agent

Subscribed and sworn to before me by the  
said AGENT  
this 9th day of January  
2014.



[Signature]  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated January 9, 2014 Signature: [Signature], AS Agent  
Grantee or Agent

Subscribed and sworn to before me by the  
said AGENT  
this 9th day of January  
2014.



[Signature]  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]