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Doc#: 1417612069 Fee: \$84.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/25/2014 02:32 PM Pg: 1 of 14

This instrument was prepared by
and when recorded return to:

LaRue Little, Esq.
Chicago Housing Authority
Office of the General Counsel
60 E. Van Buren Street, 12th Floor
Chicago, Illinois 60605

Git 40013424 (24)

THIRD AMENDMENT TO OPEN SPACE/COMMON AREA GROUND LEASE

THIS THIRD AMENDMENT TO OPEN SPACE/COMMON AREA GROUND LEASE (this "Third Amendment") dated as of June 1, 2014, is between the **Chicago Housing Authority**, an Illinois municipal corporation ("Landlord"), and **Parkside Old Town I, LLC**, an Illinois limited liability company ("Initial Tenant"). Capitalized terms not otherwise defined herein shall have the meaning set forth in that certain Open Space/Common Area Ground Lease (as amended, the "Open Space Ground Lease") for Parkside Phase I Development, dated as of September 1, 2006 and recorded in the Recorder's Office of Cook County on October 13, 2006 as Document No. 0628602045, amended by an Amendment thereto dated September 1, 2006 and recorded in the Recorder's Office of Cook County on November 6, 2006 as Document No. 0631045059; and amended by a Second Amendment thereto dated June 30, 2010 and recorded in the Recorder's Office of Cook County on June 30, 2010 as Document No. 1018111069.

RECITALS

WHEREAS, Landlord and Initial Tenant have previously executed and recorded the Open Space Ground Lease, which encumbers certain property, known as the "Development Parcels", described in Exhibit A thereto and imposes certain other obligations upon the Initial Tenant; and

WHEREAS, Landlord and Initial Tenant, subsequently, amended the Open Space Ground Lease pursuant to the Amendment replacing Exhibit A so as to properly identify all of the Land intended to be leased to Initial Tenant pursuant to the Open Space Ground Lease.

WHEREAS, Landlord and Initial Tenant, further amended the Open Space Ground Lease pursuant to the Second Amendment adding additional land described on Exhibit A-1 attached hereto, and thereby replacing Exhibit A so as to properly identify all of the Premises leased to Initial Tenant pursuant to the Open Space Ground Lease;

WHEREAS, the parties, now, desire to further amend the Open Space Ground Lease to add another parcel of land described on Exhibit A-2 attached hereto and made a part hereof (the

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WHEREAS, the parties, now, desire to further amend the Open Space Ground Lease to add another parcel of land described on Exhibit A-2 attached hereto and made a part hereof (the "Additional Land") to the Premises demised by the Open Space Ground Lease, and to amend the Open Space Ground Lease, as more particularly hereinafter provided.

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth, and of other valuable consideration, Landlord and Initial Tenant each agree as follows:

1. The Additional Land described in Exhibit A-2 attached hereto is added to the Land demised by the Open Space Ground Lease. From and after the date of this Third Amendment, all references in the Open Space Ground Lease to "the Land" shall be deemed to include the land described on Exhibit B.
2. Except as set forth herein, the Open Space Ground Lease is unamended.
3. This Third Amendment shall only become effective following consent by the Leasehold Mortgagee.
4. This Third Amendment may be executed in multiple counterparts, each of which shall be an original, but all of which shall constitute but one and the same agreement.

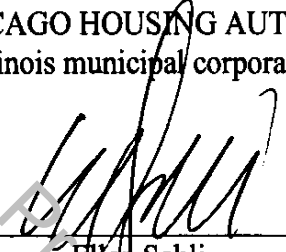
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IN WITNESS WHEREOF, the parties hereto have caused this Third Amendment to be signed on or as of the day and year first above written.

LANDLORD:

CHICAGO HOUSING AUTHORITY,
an Illinois municipal corporation

By: 
Ellen Sahli
Chief Housing Officer

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

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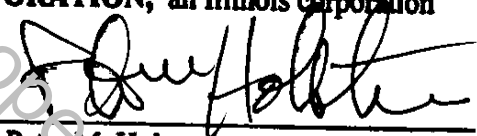
SIGNATURE PAGE FOR PARKSIDE OLD TOWN I, LLC

INITIAL TENANT:


Parkside Old Town I, LLC, an Illinois limited liability company

By: Parkside Associates, LLC, an Illinois limited liability company
its Managing member

**HOLSTEN REAL ESTATE DEVELOPMENT
CORPORATION, an Illinois corporation**

By: 
Peter M. Holsten
Its: President

**CABRINI GREEN LAC COMMUNITY
DEVELOPMENT CORPORATION,
an Illinois not-for-profit corporation**


By: 
Deidre Brewster
Its: President

Property of Cook County Clerk's Office

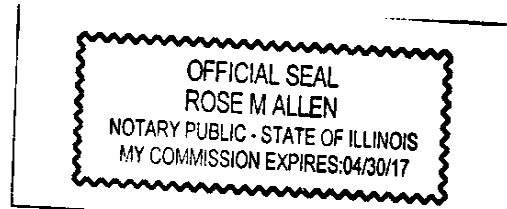
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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

This instrument was acknowledged before me this 25 day of June, 2014, by Ellen Sahli, Chief Housing Officer of the Chicago Housing Authority.



Notary Public



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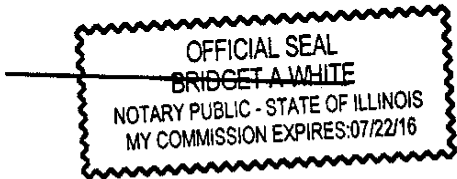
STATE OF ILLINOIS)
) ss
COUNTY OF ILLINOIS)

This instrument was acknowledged before me on June 20, 2014, by Peter M. Holsten, President of Holsten Real Estate Development Corporation, an Illinois corporation which is a member of Parkside Associates, LLC, an Illinois limited liability company which is Managing Member manager of Parkside Old Town I, LLC, an Illinois limited liability company (the "Developer"), known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be President of said Member of said Managing Member, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, as the act and deed of said Member of said Managing Member, individually, and on behalf of Developer.

GIVEN UNDER MY HAND and seal of office, this the 20 day of June, 2014.

Bridget A. White
Notary Public

My commission expires on:



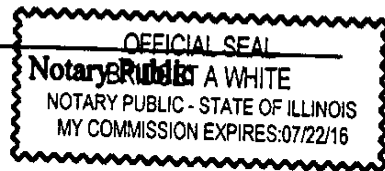
PROPERTY OF COOK COUNTY CLERK'S OFFICE

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

BEFORE ME, the undersigned authority, on this day personally appeared Deidre Brewster, President of Cabrini Green LAC Community Development Corporation, an Illinois not-for-profit corporation which is a Member of Parkside Associates, LLC, an Illinois limited liability company which is Managing Member manager of Parkside Old Town I, LLC, an Illinois limited liability company (the "Developer"), known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be President of said Member of said Managing Member and acknowledged to me that she executed the same for the purposes and considerations therein expressed, and in the capacity therein stated, as the act and deed of said Member of said Managing Member, individually, and on behalf of Developer.

GIVEN UNDER MY HAND and seal of office, this the 20 day of June, 2014.



My commission expires on:

Bridget A. White

Property of Cook County Clerk's Office

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EXHIBIT A

Original Open Space/Common Area Legal Description

Parcel 1:

Lot 9 in Block 1, Lots 2 and 11 in Block 2, Lot 10 in Block 3, and Lots 2, 3 and 4 in Block 4, all in Parkside of Old Town, being a Resubdivision and consolidation of parts of Block 2 and 3, and all of Blocks 4 and 5, and parts of vacated alleys lying within Block 2, aforesaid, and vacated alleys lying within Blocks 3, 4 and 5 aforesaid, together with that part of vacated Elm Street lying South of and adjoining Blocks 2, 3 and 5 aforesaid, and lying North of and adjoining Blocks 9, 7 and 6, and that part of vacated North Hudson Avenue lying West of and adjoining Block 2 aforesaid and lying East of and adjoining Block 3 aforesaid, and lying North of the South line of West Elm Street, and lying South of the South line of West Division Street as widened, all in Rogers' subdivision of that part West of the East line of Sedgwick Street of the Northeast $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat of said Parkside of Old Town Recorded August 4, 2006 as Document Number 0621632048.

Parcel 2:

Lots 1 and 3 in Block 1, in Parkside of Old Town, being a Resubdivision and consolidation of parts of Block 2 and 3, and all of Blocks 4 and 5, and parts of vacated alleys lying within Block 2, aforesaid, and vacated alleys lying within Blocks 3, 4 and 5 aforesaid, together with that part of vacated Elm Street lying South of and adjoining Blocks 2, 3 and 5 aforesaid, and lying North of and adjoining Blocks 9, 7 and 6, and that part of vacated North Hudson Avenue lying West of and adjoining Block 2 aforesaid, and lying East of and adjoining Block 3 aforesaid, and lying North of the South line of West Elm Street, and lying South of the South line of West Division Street as widened, all in Rogers' subdivision of that part West of the East line of Sedgwick Street of the Northeast $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat of said Parkside of Old Town Recorded August 4, 2006 as Document Number 0621632048.

PIN(s): 17-04-304-027; 17-04-305-030; 17-04-306-029 and 17-04-307-029

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Exhibit A-1

Legal Description of Added Open Space Land under Second Amendment

Parts of Lots 5 to 11, inclusive, part of Lot 16, all of Lot 17, part of Lot 18, parts of Lots 22 to 24, inclusive, together with part of the vacated 16 foot alley per Document No. 16414445 in Block 16 in Rogers' Subdivision of that part lying West of the East line of Sedgwick Street of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at a point in the West line of Block 16 aforesaid, 213.47 feet North, as measured along said West line, from the Southwest corner of said Block; thence North 90 degrees 00 minutes 00 seconds East, 105.28 feet; thence South 0 degrees 00 minutes 00 seconds East, a distance of 100.21 feet; thence South 45 degrees 00 minutes 00 seconds West, 7.60 feet; thence North 90 degrees 00 minutes 00 seconds West, 28.96 feet; thence South 0 degrees 00 minutes 00 seconds East, 33.20 feet; thence South 45 degrees 00 minutes 00 seconds East, 6.00 feet; thence North 90 degrees 00 minutes 00 seconds East, 31.70 feet; thence North 0 degrees 00 minutes 00 seconds East 27.46 feet; thence North 45 degrees 00 minutes 00 seconds East, 11.61 feet; thence North 90 degrees 00 minutes 00 seconds East, 67.46 feet; thence North 0 degrees 00 minutes 00 seconds East, 27.42 feet; thence North 90 degrees 00 minutes 00 seconds East, 30.36 feet to a line drawn 4.00 feet West of and parallel with the East line of said Block 16; thence North 0 degrees 31 minutes 23 seconds West, along said parallel line, 26.01 feet; thence South 90 degrees 00 minutes 00 seconds West, 24.02 feet; thence North 0 degrees 00 minutes 00 seconds West, 17.47 feet; thence South 90 degrees 00 minutes 00 seconds West 65.17 feet; thence North 0 degrees 00 minutes 00 seconds West 86.85 feet; thence South 90 degrees 00 minutes 00 seconds West, 123.97 feet to the West line of said Block 16; thence South 0 degrees 32 minutes 13 seconds East, along the West line of said Block 16, 50.39 feet to the point of beginning, in Cook County, Illinois

also:

Parts of Lots 24 and 26, inclusive, in Block 16 in Rogers' subdivision of that part lying West of the East line of Sedgwick Street of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Beginning at the Southwest corner of Block 16 aforesaid; thence North 0 degrees 32 minutes 13 seconds West, along the West line of said Block 16 and the West line of said Lots 24 and 26, a distance of 57.20 feet; thence South 45 degrees 00 minutes 00 seconds East 80.71 feet the South line of said Block 16 and the South line of said Lot 26; thence South 89 degrees 52 minutes 27 seconds West, along said South line, 56.53 feet to the point of beginning, in Cook County, Illinois.

PIN: Part of 17-04-318-031

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Exhibit A-2

Legal Description of Additional Land

Lot 2 in Block 3, all in Parkside of Old Town, being a resubdivision and consolidation of parts of Blocks 2 and 3, and all of Blocks 4 and 5, and parts of vacated alleys lying within Block 2 aforesaid, and vacated alleys lying within Blocks 3, 4 and 5 aforesaid, together with that part of vacated Elm Street lying South of and adjoining Blocks 2, 3 and 5 aforesaid, and lying North or and adjoining Blocks 9, 7 and 6, and that part of vacated North Hudson Avenue lying West of and adjoining Block 2 aforesaid, and lying East of and adjoining Block 3 aforesaid, and lying North of the South line of West Elm Street, and lying South of the South line of West Division Street, as widened, all in Rogers' subdivision of that part West of the East line of Sedgwick Street of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat of said Parkside of Old Town recorded August 4, 2006 as Document Number 0621632048.

PIN: 17-04-306-031

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Exhibit B

Entire Development Open Space/Common Area Legal Description

Parcel 1:

Lot 9 in Block 1, Lots 2 and 11 in Block 2, Lot 10 in Block 3, and Lots 2, 3 and 4 in Block 4, all in Parkside of Old Town, being a Resubdivision and consolidation of parts of Block 2 and 3, and all of Blocks 4 and 5, and parts of vacated alleys lying within Block 2, aforesaid, and vacated alleys lying within Blocks 3, 4 and 5 aforesaid, together with that part of vacated Elm Street lying South of and adjoining Blocks 2, 3 and 5 aforesaid, and lying North of and adjoining Blocks 9, 7 and 6, and that part of vacated North Hudson Avenue lying West of and adjoining Block 2 aforesaid, and lying East of and adjoining Block 3 aforesaid, and lying North of the South line of West Elm Street, and lying South of the South line of West Division Street as widened, all in Rogers' subdivision of that part West of the East line of Sedgwick Street of the Northeast $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat of said Parkside of Old Town Recorded August 4, 2006 as Document Number 0621632048.

Parcel 2:

Lots 1 and 3 in Block 1, in Parkside of Old Town, being a Resubdivision and consolidation of parts of Block 2 and 3, and all of Blocks 4 and 5, and parts of vacated alleys lying within Block 2, aforesaid, and vacated alleys lying within Blocks 3, 4 and 5 aforesaid, together with that part of vacated Elm Street lying South of and adjoining Blocks 2, 3 and 5 aforesaid, and lying North of and adjoining Blocks 9, 7 and 6, and that part of vacated North Hudson Avenue lying West of and adjoining Block 2 aforesaid, and lying East of and adjoining Block 3 aforesaid, and lying North of the South line of West Elm Street, and lying South of the South line of West Division Street as widened, all in Rogers' subdivision of that part West of the East line of Sedgwick Street of the Northeast $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat of said Parkside of Old Town Recorded August 4, 2006 as Document Number 0621632048.

PIN(s): 17-04-304-027; 17-04-305-030; 17-04-306-029 and 17-04-307-029

Parcel 3:

Parts of Lots 5 to 11, inclusive, part of Lot 16, all of Lot 17, part of Lot 18, parts of Lots 22 to 24, inclusive, together with part of the vacated 16 foot alley per Document No. 16414445 in Block 16 in Rogers' Subdivision of that part lying West of the East line of Sedgwick Street of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at a point in the West line of Block 16 aforesaid, 213.47 feet North, as measured along said West line, from the Southwest corner of said Block; thence North 90 degrees 00 minutes 00 seconds East, 105.28 feet; thence South 0 degrees 00 minutes 00 seconds East, a

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distance of 100.21 feet; thence South 45 degrees 00 minutes 00 seconds West, 7.60 feet; thence North 90 degrees 00 minutes 00 seconds West, 28.96 feet; thence South 0 degrees 00 minutes 00 seconds East, 33.20 feet; thence South 45 degrees 00 minutes 00 seconds East, 6.00 feet; thence North 90 degrees 00 minutes 00 seconds East, 31.70 feet; thence North 0 degrees 00 minutes 00 seconds East 27.46 feet; thence North 45 degrees 00 minutes 00 seconds East, 11.61 feet; thence North 90 degrees 00 minutes 00 seconds East, 67.46 feet; thence North 0 degrees 00 minutes 00 seconds East, 27.42 feet; thence North 90 degrees 00 minutes 00 seconds East, 30.36 feet to a line drawn 4.00 feet West of and parallel with the East line of said Block 16; thence North 0 degrees 31 minutes 23 seconds West, along said parallel line, 26.01 feet; thence South 90 degrees 00 minutes 00 seconds West, 24.02 feet; thence North 0 degrees 00 minutes 00 seconds West, 17.47 feet; thence South 90 degrees 00 minutes 00 seconds West 65.17 feet; thence North 0 degrees 00 minutes 00 seconds West 86.85 feet; thence South 90 degrees 00 minutes 00 seconds West, 123.97 feet to the West line of said Block 16; thence South 0 degrees 32 minutes 13 seconds East, along the West line of said Block 16, 50.39 feet to the point of beginning, in Cook County, Illinois

also:

Parts of Lots 24 and 26, inclusive, in Block 16 in Rogers' subdivision of that part lying West of the East line of Sedgwick Street of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Beginning at the Southwest corner of Block 16 aforesaid; thence North 0 degrees 32 minutes 13 seconds West, along the West line of said Block 16 and the West line of said Lots 24 and 26, a distance of 57.20 feet; thence South 45 degrees 00 minutes 00 seconds East 80.71 feet the South line of said Block 16 and the South line of said Lot 26; thence South 89 degrees 52 minutes 27 seconds West, along said South line, 56.53 feet to the point of beginning, in Cook County, Illinois.

PIN: Part of 17-04-318-031

Parcel 4:

Lot 2 in Block 3, all in Parkside of Old Town, being a resubdivision and consolidation of parts of Blocks 2 and 3, and all of Blocks 4 and 5, and parts of vacated alleys lying within Block 2 aforesaid, and vacated alleys lying within Blocks 3, 4 and 5 aforesaid, together with that part of vacated Elm Street lying South of and adjoining Blocks 2, 3 and 5 aforesaid, and lying North of and adjoining Blocks 9, 7 and 6, and that part of vacated North Hudson Avenue lying West of and adjoining Block 2 aforesaid, and lying East of and adjoining Block 3 aforesaid, and lying North of the South line of West Elm Street, and lying South of the South line of West Division Street, as widened, all in Rogers' subdivision of that part West of the East line of Sedgwick Street of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat of said Parkside of Old Town recorded August 4, 2006 as Document Number 0621632048.

PIN: 17-04-306-031

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CONSENT OF MORTGAGEE

The Chicago Housing Authority, an Illinois municipal corporation, as mortgagee pursuant to that certain Subordinate Mortgage, Security Agreement and Financing Statement dated as of September 1, 2006 and recorded October 13, 2006 as Document No. 0628602056, and as assignee pursuant to that certain Subordinate Assignment of Rents and Leases and Financing Statement dated as of September 1, 2006, and recorded October 13, 2006 as Document No. 0628602057, hereby consents to the foregoing Second Amendment.

CHICAGO HOUSING AUTHORITY

By: _____

Ellen Sahli
Ellen Sahli
Chief Housing Officer

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on June 25, 2014, by Ellen Sahli, as Chief Housing Officer of the Chicago Housing Authority.

Rose M. Allen

Notary Public

My commission expires on:

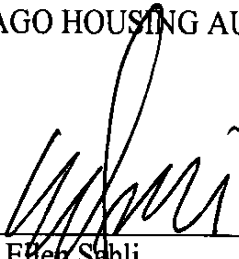


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CONSENT OF MORTGAGEE

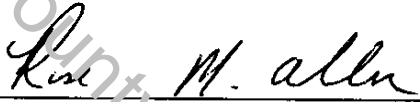
The Chicago Housing Authority, an Illinois municipal corporation, as successor to JP Morgan Chase Bank, N.A., as mortgagee pursuant to that certain Assignment of Mortgage and Other Loan Documents dated as of March 28, 2011 and recorded March 29, 2011 as Document No. 1108845035, hereby consents to the foregoing Second Amendment.

CHICAGO HOUSING AUTHORITY

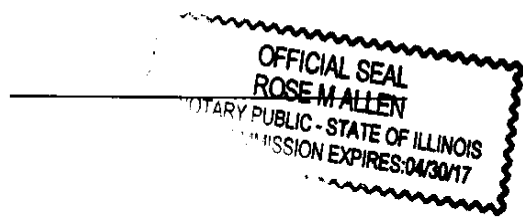
By: 
Ellen Sahli
Chief Housing Officer

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

This instrument was acknowledged before me on June 25, 2014, by Ellen Sahli, as Chief Housing Officer of the Chicago Housing Authority.


Notary Public

My commission expires on:



Property of Cook County Clerk's Office