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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/04/2014 11:18 AM Pg: 1 of 4

**MEMORANDUM OF GROUND LEASE**

This Document Prepared by, and  
after Recording should be Returned to:

Robert Anthony  
Community Partners for Affordable Housing  
400 Central Avenue, #111  
Highland Park, IL 60035

**MEMORANDUM OF  
GROUND LEASE**

[Recording information]

This Memorandum of Ground Lease ("the "Memorandum") is made and entered into this 4 th day of August, 2014 by and between Marquita Robinson, whose address is 1109 Darrow Avenue, Evanston, IL 60202 ("Lessee") and Community Partners for Affordable Housing, an Illinois non for profit corporation ("Lessor"), whose address is 400 Central Avenue, #111, Highland Park, IL 60035.

**WITNESSETH:**

Lessor is the owner of certain real property located in the City of Evanston, County of Cook, State of Illinois, known as 1109 Darrow Avenue (the "Leased Premises"), more particularly described as follows:

LOT 22 IN BLOCK 3 GOLEE'S RESUBDIVISION OF BLOCKS 4, 5, AND 8 IN CHASE AND PITNER'S ADDITION TO EVANSTON, A SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 AND THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 71 ½ FEET), ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 1109 Darrow Avenue  
Evanston, IL 60202

PIN: 10-24-209-014-0000

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Lessee is the owner of the Improvements located on the Leased Premises and purchased the Improvements subject to the terms of an unrecorded Ground Lease between Lessor and Lessee ("Ground Lease"), which Ground Lease is dated August 4, 2014.

The provisions of the Ground Lease include, but are not limited to, the following:

**BOX 333-CT**

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1. The Ground Lease commences on August 4, 2014 and terminates on August 3, 2113. The Ground Lease is subject to a renewal for a period of ninety-nine (99) years.
2. The Ground Lease prohibits Lessee from mortgaging the Improvements and Lessee's interest in the Leased Premises without prior consent of the Lessor.
3. The Ground Lease requires that in the event Lessee intends to sell the Improvements, Lessee shall notify Lessor of such intent; and that, thereupon, Lessor shall have the option to purchase the Improvements on the terms and conditions contained in the Ground Lease. The Improvements may not be conveyed to a third party without compliance with the terms of the Ground Lease.
4. The Ground Lease stipulates that the Lessee's interest in the Leased Premises shall not be assigned, subleased, sold, or otherwise conveyed without the prior written consent of the Lessor.
5. The Ground Lease requires that the Leased Premises be used only for residential purposes. Any additions or alterations to the Improvements must comply with the terms of the Ground Lease.
6. The Ground Lease requires that no liens for services, labor, or materials shall attach to the Lessor's title to the Leased Premises.
7. The Ground Lease requires the Lessee to make certain monthly payments.
8. The Ground Lease requires that this Memorandum of Ground Lease be recorded in the records of Cook County, Illinois.

This Memorandum of Ground Lease is executed pursuant to the provisions contained in the Ground Lease and is not intended to vary the terms and conditions of the Ground Lease, but is intended only to give notice of such Ground Lease and certain provisions thereof.

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Ground Lease.

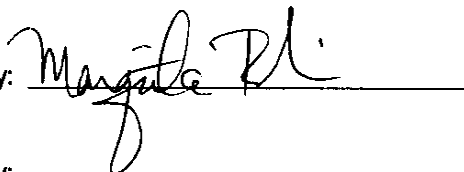
LESSOR:

By: Community Partners for Affordable Housing, an Illinois not-for profit corporation

By: 

Its: Executive Director

LESSEE:

By: 

By: \_\_\_\_\_

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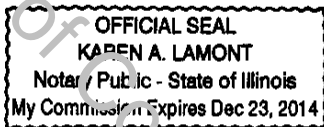
## ACKNOWLEDGMENT OF LESSOR

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, KAREN A. LAMONT, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ROBERT ANTHONY, the duly authorized DIRECTOR of Community Partners for Affordable Housing, an Illinois not-for-profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing Memorandum of Ground Lease as such DIRECTOR, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal this 4<sup>TH</sup> day of AUGUST, 2014.

Karen A. Lamont  
Notary Public



My Commission Expires:

12-23-14

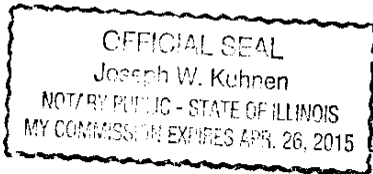
## ACKNOWLEDGMENT OF LESSEE

STATE OF IL )  
 ) SS  
COUNTY OF COOK )

I, Joseph W. Kuhner, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARGVITA HUBNER, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing Memorandum of Ground Lease appeared before me this day in person and acknowledged that he/she (they) signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 4<sup>th</sup> day of Aug, 2014.

Joseph W. Kuhner  
Notary Public



My Commission Expires:

\_\_\_\_\_

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OTHER EXHIBITS TO BE ATTACHED AS APPROPRIATE

## PREMISES

Commonly known as: 1109 Darrow Avenue  
Evanston, IL 60202

PIN: 10-24-209-014-0000

## RESTRICTIONS

To be attached when necessary to stipulate use restrictions not included under Zoning

## INITIAL APPRAISAL

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