

Doc#: 1505842003 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/27/2015 08:17 AM Pg: 1 of 7

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN
TO:

Daniel G.M. Marre
Perkins Coie LLP
131 S. Dearborn Street
Suite 1700
Chicago, Illinois 60603

TERMINATION AND RELEASE

(Development, Purchase and Sale Agreement)

This Termination and Release ("*Termination*") is made as of the 25 day of February, 2015 by and between LC HOTEL, LLC, a Delaware limited liability company ("*Buyer*") and NEW WATER PARK LLC, a Delaware limited liability company ("*Seller*").

RECITALS:

- A. Buyer and Seller entered into that certain Development, Purchase and Sale Agreement dated as of June 29, 2012 (as heretofore or hereafter amended, modified, or assigned, the "*Sale Agreement*")
- B. To give notice of the existence of the Sale Agreement and the rights and agreements described in the Sale Agreement, Buyer and Seller entered into that certain Memorandum of Development, Purchase and Sale Agreement dated as of January 30, 2013 and recorded into the Office of the Cook County Recorder of Deeds on February 26, 2013 as Document No. 1305713055 (the "*Memorandum*").
- C. Seller has conveyed to Buyer, and Buyer has purchased from Seller, the portion of the Property (as such term is defined in the Memorandum) set forth in the Sale Agreement to be conveyed by Seller to Buyer and purchased by Buyer from Seller, and the parties therefore desire to terminate and release the Memorandum as set forth herein.

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller hereby agree that the Memorandum is terminated and released as an encumbrance on title for the Property; provided, however, this instrument shall not release, excuse, or obviate any obligations of Seller or Buyer under the Sale Agreement which have accrued prior to the delivery of this Termination or by their terms survive any conveyance of real property or delivery of this Termination.

[Remainder of page intentionally left blank; Signature pages follow]

First American Title Order # 704540

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Dated as of the date first written above.

BUYER:

LC HOTEL, LLC,
a Delaware limited liability company

By: Vincent F. Dunleavy
Name: Vincent F. Dunleavy
Title: Chief Finance & Administration Officer

STATE OF: New York)
COUNTY OF New York) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vincent F. Dunleavy, as Chief Finance & Administration Officer of LC HOTEL, LLC, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 25 day of February, 2015

(Seal)

Carol Duktorski
Notary Public

My Commission expires on 6/30, 2018


CAROL DOKTORSKI
Notary Public, State of New York
No. 01D04720614
Qualified in Nassau County
Certificate Filed in New York County
Commission Expires June 30, 2018

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IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed the day and year first above written.

NEW WATER PARK LLC, a Delaware limited liability company

By: Convexity Management LLC, its Manager

By: 
Name: David B. Nelson
Title: Vice President

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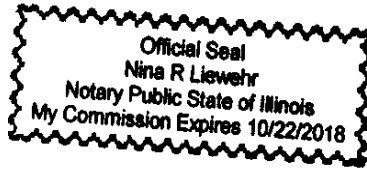
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STATE OF ILLINOIS §
 § SS
COUNTY OF COOK §

On 2/17, 2015, before me, the undersigned, a notary public in and for said State, personally appeared DANA B. NELSON as VIP of Convexity Management LLC, as manager of New Water Park LLC, a Delaware limited liability company personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Nina R Liewehr Notary Public

My Commission Expires:
10/22/2018



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Exhibit A

LEGAL DESCRIPTION

Parcel 1:

That part of Lots 1 and 2 in Block 8 in Cityfront Center, being a resubdivision in the North Fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded on February 24, 1987 as Document No. 87106320, bounded and described as follows:

Beginning at a point on the East line of Block 8 (said East line being also the West line of North New Street) which is 175.00 feet, as measured along said East line, South of the North line of said Block 8 and running thence southwardly along said East line of Block 8, a distance of 115.00 feet; thence westwardly along a line parallel with the North line of Block 8, a distance of 215.00 feet to an intersection with the West line of said Lots 1 and 2; thence northwardly along said West line of Lots 1 and 2, a distance of 115.00 feet, thence eastwardly along a line parallel with said North line of Block 8, a distance of 215.00 feet to the point of beginning.

Parcel 2:

That part of Lot 2 in Block 8 in Cityfront Center, being a resubdivision in the North Fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded on February 24, 1987 as Document No. 87106320, bounded and described as follows:

Beginning at a point at the East line of Block 8 (said East line being also the West line of North New Street) which is 290.00 feet, as measured along said East line, South of the North line of said Block 8 and running thence southwardly along said East line of Block 8, a distance of 38.25 feet; thence westwardly along a line parallel with the North line of Block 8, a distance of 215.00 feet to an intersection with the West line of said Lot 2; thence northwardly along said West line of Lot 2, a distance of 38.25 feet; thence eastwardly along a line parallel with said North line of Block 8, a distance of 215.00 feet to the point of beginning.

Parcel 3:

That part of Lot 1 in Block 8 in Cityfront Center, being a resubdivision in the North Fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, according to the plat thereof recorded on February 24, 1987 as Document No. 87106320, bounded and described as follows:

Beginning at a point on the East line of Block 8 (said East line being also the West line of North New Street) which is 160.00 feet, as measured along said East line, South of the North line of said Block 8 and running thence southwardly along said East line of Block 8, a distance of 15.00 feet; thence westwardly along a line parallel with the North line of Block 8, a distance of 215.00 feet to an intersection with the West line of said Lot 1; thence northwardly along said West line of Lot 1, a distance of 15.00 feet; thence eastwardly along a line parallel with said North line of Block 8, a distance of 215.00 feet to the point of beginning.

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Parcel 4:

Lot 2 in Block 8 (Except the North 91.75 feet thereof) in Cityfront Center, being a resubdivision of the North Fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded February 24, 1987 as Document No. 87106320 in Cook County, Illinois.

THE ABOVE DESCRIBED PARCELS 1 THROUGH 4, INCLUSIVE, MAY ALSO BE DESCRIBED AS FOLLOWS:

Lot 1 (except the North 160.00 feet thereof) and Lot 2 in Block 8 in Cityfront Center, being a resubdivision of the North Fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded February 24, 1987 as Document No. 87106320 in Cook County, Illinois.

ALSO KNOWN AS

Parcel 1: (PIN: 17-10-219-031-0000)

Lot 1 (except the North 160 feet) and the North 53.50 feet of Lot 2 in Block 8 in Cityfront Center, being a resubdivision in the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded on February 24, 1987 as Document No. 87106320 in Cook County, Illinois.

Area = 27,950 square feet or 0.6416 acres

Parcel 2: (PIN: 17-10-219-020-0000)

That part of Lot 2 in Block 8 in Cityfront Center, being a resubdivision in the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded on February 24, 1987 as Document No. 87106320, bounded and described as follows:

Beginning at a point at the East line of Block 8 (said East line being also the West line of North New Street) which is 290.00 feet, as measured along said East line, South of the North line of said Block 8 and running thence southwardly along said East line of Block 8, a distance of 38.25 feet; thence westwardly along a line parallel with the North line of Block 8, a distance of 215.00 feet to an intersection with the West line of said Lot 2; thence northwardly along said West line of Lot 2, a distance of 38.25 feet; thence eastwardly along a line parallel with said North line of Block 8, a distance of 215.00 feet to the point of beginning.

Area = 8,224 square feet or 0.1888 acres

Parcel 3: (PIN: 17-10-219-021-0000)

Lot 2 in Block 8 (except the North 91.75 feet thereof) in Cityfront Center, being a resubdivision of the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded February 24, 1987 as Document No. 87106320 in Cook County, Illinois.

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Area = 32,209 square feet or 0.7394 acres

THE ABOVE DESCRIBED PARCELS 1 THROUGH 4, INCLUSIVE, MAY ALSO BE DESCRIBED AS FOLLOWS:

Lot 1 (except the North 160.00 feet thereof) and Lot 2 in Block 8 in Cityfront Center, being a resubdivision of the North Fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded February 24, 1987 as Document No. 87106320 in Cook County, Illinois

Area = 68,333 square feet or .5699 acres

Common Address: 455 North Park Drive, Chicago, Illinois *Coyle*

P.I.N.(s): 17-10-219-020-0000 Vol. 501
17-10-219-021-0000 Vol. 501
17-10-219-031-0000 Vol. 501

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