



Doc#: 1510415072 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/14/2015 01:55 PM Pg: 1 of 4

Recording requested by, and
after recording, return to:
David A. Barsky, Esq.
Krooth & Altman LLP
1850 M Street, Suite 400
Washington, DC 20036
(202) 293-8200

212197

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum of Lease") is executed as of April 1, 2015 by and between ELMWOOD CARE PROPERTY, LLC, an Illinois limited liability company ("Lessor"), and ELMWOOD CARE, INC., an Illinois corporation ("Lessee").

RECITALS

WHEREAS, Lessor and Lessee entered into that certain Amended and Restated Lease Agreement dated as of April 1, 2015, (the "Lease"), 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 7733 W. Grand Avenue, Elmwood Park, Cook County, Illinois 60707.

WHEREAS, Lessor and Lessee desire to record notice of the lease as amended in the public 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 April 1, 2015 and shall run to December 31, 2043, unless sooner terminated or extended as provided in the Lease.

[SIGNATURE PAGES FOLLOW]

UNOFFICIAL COPY


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:

ELMWOOD CARE PROPERTY, LLC,
an Illinois limited liability company

By: Brysson Care, Inc.,
an Illinois corporation
Its Manager

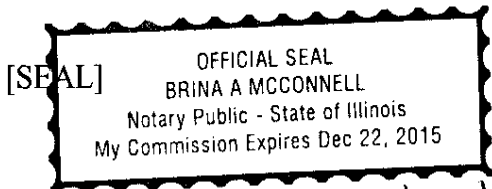
By: 
Name: Thomas Winter
Its: Secretary

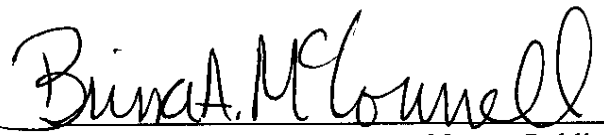
Property of Cook County Clerk's Office

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

On this 7th day of April, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas Winter, 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.




Notary Public

My Commission Expires: 12/22/15

[SIGNATURE PAGES CONTINUE]


UNOFFICIAL COPY

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:

ELMWOOD CARE, INC.,
an Illinois corporation

By: 
Name: Thomas Winter
Title: Treasurer


Property of Cook County Office

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

On this 7th day of April, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas Winter, 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.




Notary Public

My Commission Expires: 12/22/15

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION FOR ELMWOOD CARE
FEDERAL HOUSING ADMINISTRATION
PROJECT NO. 071-22277

PARCEL 1:

LOT 5 IN BLOCK 24 IN THE SUBDIVISION OF THE FIRST ADDITION TO ELLSWORTH A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF GRAND AVENUE, EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1892, BOOK 56 OF PLATS, PAGE 18 AS DOCUMENT NUMBER 1706944 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2 AND 3 IN BLOCK 23 IN THE SUBDIVISION OF THE FIRST ADDITION TO ELLSWORTH A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25 TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF GRAND AVENUE, EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1892, BOOK 56 OF PLATS, PAGE 18 AS DOCUMENT NUMBER 1706944 IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBERS:

12-25-323-003, VOL. 066; 12-25-323-004, VOL. 066; 12-25-323-005, VOL. 066; 12-25-324-001, VOL. 066

PROPERTY ADDRESS:

7733 W. GRAND AVENUE, ELMWOOD PARK, IL 60707