

UNOFFICIAL COPY

2015-03631

THIS DOCUMENT PREPARED BY
AND AFTER RECORDATION
RETURN TO:

John McClure
1630 Sheridan Rd
Wilmette Il.
60091
APT 9A



Doc#: 1522949065 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/17/2015 10:19 AM Pg: 1 of 6

This space reserved for Recorder's use only.

MEMORANDUM OF ASSIGNMENT OF LEASE

This Memorandum of Assignment of Lease is entered into as of July 28, 2015 between **Barbara Wilder** ("Assignor") and **John and Lisa McClure** ("Assignee").

1. **Premises.** On July 28, 2015, for sufficient consideration received and pursuant to a certain Assignment and Acceptance of Lease, a copy of which is attached hereto as Exhibit A (the "Assignment"), Assignor assigned to Assignee all of its right, title and interest as lessee under that certain Indenture of Lease between 1630 Sheridan Corporation ("Lessor") and Assignor, via mesne assignments (as amended, the Proprietary Lease") for the premises commonly known as 1630 Sheridan Road, Wilmette, Illinois 60091 and legally described on Exhibit B attached hereto and made a part hereof (the "Premises"). Lessor has consented to the Assignment.

2. **Successors.** The rights and obligations created in the Proprietary Lease shall bind and insure to the benefit of the respective beneficiaries, personal representatives, successors, grantees and assigns of Assignee and the restrictions, covenants and obligations pertaining to the Premises shall run with the land.

3. **Incorporation; Conflicts.** All of the terms and conditions of the Proprietary Lease are incorporated herein by reference as though fully set forth herein. In the event of any conflict between the terms hereof and the terms of the Proprietary Lease, the Proprietary Lease shall prevail.

IN WITNESS WHEREOF, this Memorandum of Assignment of Lease is executed as of the date first above written.

[signatures on following page]

PER VILLAGE
OF WILMETTE
NO STAMP
ISSUED FOR
CO-OP

PREMIER TITLE

Property of Cook County Clerk's Office

4

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ASSIGNOR:

*Barbara Wilder as successor co trustee
of the Ronald Wilder 2000 trust
dated December 27, 2000*

ASSIGNEE:

John McClure
John McClure

Lisa McClure
Lisa McClure

Property of Cook County Clerk's Office

STATE OF ILLINOIS
AUG. 17. 15
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

STATE TAX
0008001618
REAL ESTATE TRANSFER TAX
0072000
FP 103049

COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 17. 15
REVENUE STAMP

COUNTY TAX
0000001690
REAL ESTATE TRANSFER TAX
0036000
FP 103052

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EXHIBIT A

ASSIGNMENT OF LEASE

In consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned Assignor, Barbara Wilder, does hereby sell, assign, transfer and set over to the Assignee, John and Lisa McClure, the following:

All of Assignor's right, title and interest in that certain lease (the "Lease") by and between Assignor, as lessee and 1630 Sheridan Corporation, as lessor, for the premises commonly known as 1630 Sheridan Road, Wilmette, Illinois 60091.

Assignor guarantees, to the best of its knowledge:

1. the Lease is in full force and effect and attached is a true, correct and complete copy; and
2. no oral promises or agreements have been made with respect to the Lease.

IN WITNESS WHEREOF, the Assignor has signed and sealed this assignment at 1630 Sheridan Rd Wilmette IL, this 28th day of July, 2015.

ASSIGNOR:

*Barbara Wilder as successor trustee
of the Ronald Wilder Declaration
of trust dated November 27, 2000*
Barbara Wilder

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EXHIBIT "B" Legal Description

File No.: 2015-03631-PT

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: 1630 SHERIDAN CORPORATION, AN ILLINOIS CORPORATION, AS LESSOR, AND BARBARA S. WILDER, SUCCESSOR TRUSTEE OF THE RONALD WILDER 2000 DECLARATION OF TRUST DATED DECEMBER 27, 2000, AS LESSEE, DATED NOVEMBER 10, 2008, MEMORANDUM OF WHICH LEASE WAS RECORDED NOVEMBER 19, 2008 AS DOCUMENT 0832433247, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING NOVEMBER 10, 2008 AND ENDING DECEMBER 31, 2063.

APARTMENT 9-M OF AN APARTMENT BUILDING COMMONLY KNOWN AS 1630 SHERIDAN ROAD, WHICH BUILDING IS LOCATED ON THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN BLOCK 2 IN SUBDIVISION OF BLOCKS 1 AND 2 AND 40 FEET LYING WEST AND ADJOINING BLOCK 2 IN GAGE'S ADDITION TO VILLAGE OF WILMETTE IN THE NORTHEAST FRACTIONAL 1/4 OF FRACTIONAL SECTION 27, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1630 Sheridan Rd, Apartment 9M, Wilmette, IL 60091

PERMANENT INDEX NO.: 05-27-200-001-0000

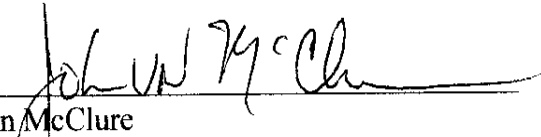
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ASSUMPTION OF LEASE

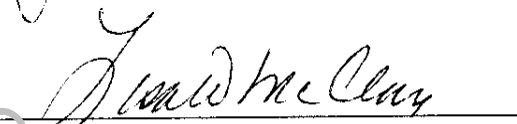
Assignee hereby assumes and agrees to perform and be bound by all of the covenants, conditions and obligations of Assignor under the Lease to be performed or complied with by Assignor thereunder on and after the date hereof.

IN WITNESS WHEREOF, Assignee has caused this instrument to be executed as of the 28 day of July, 2015.

ASSIGNEE:



John McClure



Lisa McClure