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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2015 10:53 AM Pg: 1 of 5

Prepared By:

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When Recorded Mail To:


Elina Golod
Attorney at Law
211 W. Wacker Drive
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Chicago, Illinois 60606



SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE ONLY

MEMORANDUM OF LEASE

PIN: 20-12-106-005-0000

Commonly known as: 5050 S. East End Avenue, Chicago, Illinois 60615

REAL ESTATE TRANSFER TAX	25-Sep-2015
 CHICAGO:	937.50
CTA:	375.00
TOTAL:	1,312.50

REAL ESTATE TRANSFER TAX	25-Sep-2015
 COUNTY:	62.50
 ILLINOIS:	125.00
TOTAL:	187.50

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20-12-106-005-0000 | 20150901628065 | 1-703-600-000

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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum"), dated as of the 23rd day of September, 2015, is made by and between Chippewa Apartments Association, an Illinois not-for-profit corporation ("Landlord"), and Seunghoon Lee ("Tenant");

RECITALS

A. Landlord is the fee simple title owner of that certain parcel of property commonly known as 5050 S. East End Avenue, Chicago, Illinois, legally described on Exhibit A attached hereto and made a part hereof (the "Premises").

B. Landlord and Tenant have entered into that certain Lease Agreement dated as of September 23rd, 2015 (the "Lease"), pursuant to which Landlord has agreed to lease to Tenant Unit 8A at the Premises upon the terms and conditions set forth in the Lease.

C. Landlord and Tenant desire to set forth certain terms and provisions contained in the Lease in this Memorandum for recording purposes.

NOW, THEREFORE, for and in consideration of the rents reserved and the covenants and conditions set forth in the Lease, Landlord and Tenant do hereby covenant, promise and agree as follows:

1. Definitions. Capitalized terms used herein which are not otherwise defined herein shall have the respective meanings ascribed to them in the Lease.

2. Grant of Lease. Pursuant to the Lease between Landlord and Tenant dated September 23rd, 2015 (the "Lease") and this Memorandum, Landlord hereby demises and leases to Tenant and Tenant hereby leases from Landlord Unit 8A at the Premises upon the terms and conditions set forth herein and in the Lease.

3. Commencement Date.

(a) The Term shall commence on September 23rd, 2015.

4. Expiration Date. The Term of the Lease shall expire on December 31, 2051.

5. Rent. The Rent due and payable from Tenant to Landlord for the Term of the Lease and any extension term shall be determined and shall be payable pursuant to the terms and provisions of the Lease.

7. Right of First Refusal. Landlord shall have a right of first refusal to purchase Unit 8A at the Premises in accordance with the terms of the Lease.

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IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the date first written above.

LANDLORD:

TENANT:

By: Lamont L. Jones
Its Second Vice President

Seunghoon Lee
Seunghoon Lee

THIS INSTRUMENT PREPARED BY:

Forest J. Miles
Attorney at Law
180 N. LaSalle St.
Suite 2300
Chicago, IL 60601
312/726-0355

AND RETURN AFTER RECORDING TO:

Elina ~~Gold~~ **GOLOD**
Attorney at Law
211 W. Wacker Drive
Suite 1250
Chicago, IL 60606

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

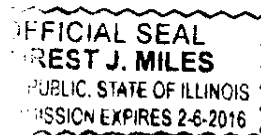
The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Lamont Jones, personally known to me to be the Second Vice President of the Chippewa Apartments Association, an Illinois not-for-profit corporation, whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that as such Second Vice President, he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 23rd day of September, A.D., 2015

Forest J. Miles
Notary Public

My Commission Expires:

2-6-2016



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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Seunghoon Lee, whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 23rd day of September, A.D., 2015

Forest J. Miles

Notary Public

My Commission Expires:

2-6-2016



Property of Cook County Clerk's Office

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Legal Description

(EXHIBIT A)

A leasehold interest in Apartment 8A of the Chippewa Apartments Association, located at 5050 S. East End Avenue, Chicago, Illinois 60615, legally described as follows:

THE SOUTHEAST 1/4 OF BLOCK 4 IN CHICAGO BEACH ADDITION, BEING A SUBDIVISION OF LOT "A" IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-12-106-005-0000

Property Address: 5050 S. East End Avenue, Unit 8A, Chicago, Illinois 60615

Property of Cook County Clerk's Office