

# UNOFFICIAL COPY



Doc# 1633733022 Fee \$46.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 12/02/2016 11:01 AM PG: 1 OF 5

## MEMORANDUM OF GROUND LEASE

16 P5103704 PK - BM 474  
This Document Prepared by, and  
after Recording should be Returned to:

Karen Lamont  
1824 Stewart Avenue  
Park Ridge, IL 60068



## MEMORANDUM OF GROUND LEASE

[Recording information]

This Memorandum of Ground Lease ("the "Memorandum") is made and entered into this 31 day of October, 2016 by and between Sherry Shambee, whose address is 1426 Fowler Avenue, Evanston, IL 60201 ("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 1426 Fowler Avenue, Evanston, IL 60201 (the "Leased Premises"), more particularly described as follows:

THE SOUTH 15 FEET OF LOT 3 AND THE NORTH 20 FEET OF LOT 4 IN BLOCK 4 IN FOWLER AVENUE AND MCDONALD'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 1426 Fowler Avenue  
Evanston, IL 60201

PIN: 10-13-313-014-0000

S Y  
P 5  
S N  
SC N  
INT N

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 Oct 31, 2016.

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

- The Ground Lease commences on Oct 31, 2016 and terminates on Oct 30, 2015. The Ground Lease is subject to a renewal for a period of ninety-nine (99) years.

BOX 333-CTI

# UNOFFICIAL COPY


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 Lake 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.

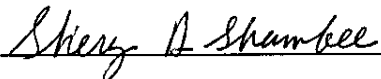
LESSOR:

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

By: 

Its: Executive Director

LESSEE:

By: 

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

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## ACKNOWLEDGMENT OF LESSOR

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

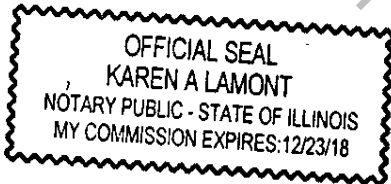
I, KAREN A. LAMONT, a Notary Public in and for said County, in the State aforesaid, do hereby certify that KIM ULBRICH, the duly authorized DIRECTOR of Community Partners for Affordable Housing, an Illinois not-for-profit corporation, personally known to me to be the same person whose name is subscribed 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 31<sup>ST</sup> day of OCTOBER, 2016.

Karen A. Lamont  
Notary Public

My Commission Expires:

12-23-18



## ACKNOWLEDGMENT OF LESSEE

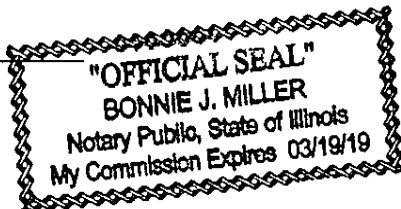
STATE OF IL )  
 ) SS  
COUNTY OF COOK )

I, Bonnie J. Miller, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sam D. Stambic, 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 \_\_\_ day of \_\_\_\_\_, 2016.

Bonnie J. Miller  
Notary Public

My Commission Expires:



# UNOFFICIAL COPY

## ACKNOWLEDGMENT OF LESSEE

STATE OF \_\_\_\_\_ )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
 Notary Public

My Commission Expires:  
 \_\_\_\_\_

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**OTHER EXHIBITS TO BE ATTACHED AS APPROPRIATE**

**PREMISES**

THE SOUTH 15 FEET OF LOT 3 AND THE NORTH 20 FEET OF LOT 4 IN BLOCK 4 IN FOWLER AVENUE AND MCDANIEL'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 1426 Fowler Avenue  
Evanston, IL 60201

PIN: 10-13-313-014-0000

**RESTRICTIONS**

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

**INITIAL APPRAISAL**

Property of Cook County Clerk's Office