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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/11/2017 11:38 AM Pg: 1 of 9

This Document Prepared By:

Anne R. Garr
Freeborn and Peters LLP
311 S. Wacker Drive
Suite 3000
Chicago, Illinois 60606

After Recording Please Return To:

JPMorgan Chase Bank, National Association
Attention: Lease Administration,
MC: OH1-0241
1111 Polaris Parkway,
Columbus, Ohio 43240-2050

89835752 RGA

LEASE TERMINATION

This Lease Termination (this "Termination Agreement") is dated effective as of this 10th day of April, 2017 by and among Wolf Meisels, not individually, but solely as Trustee under the provisions of that certain Trust Agreement dated June 11, 2009 and known as The Wolf and Rachel Meisels Living Trust ("Trustee") and Joseph Meisels, an individual ("Joseph"; together with Trustee, "Landlord"), and JPMorgan Chase Bank, National Association, a national banking association ("Tenant").

A. Landlord (as successor-in-interest to Harlem & Grand, L.L.C.) and Tenant are parties to that certain Ground Lease dated February 22, 2010 (as amended from time to time, the "Lease") for that certain property legally described in Exhibit A attached hereto (the "Premises").

B. Landlord and Tenant have entered into that certain Purchase and Sale Agreement dated January 25, 2017 (as amended, the "Agreement") pursuant to which Tenant will purchase the Premises and certain easement rights appurtenant to the Premises. The Premises and the appurtenant rights are collectively herein referred to as the "Property."

C. Given Tenant's election to purchase the Property, Landlord and Tenant desire to terminate the Lease prior to its expiration.

D. Except as otherwise provided herein, words used in this Termination Agreement shall have the same meanings ascribed in the Lease.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, Landlord and Tenant agree as follows:

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1. The Lease shall be terminated effective as of the date and time of the fee transfer of the Property to Tenant pursuant to the terms of the Agreement (herein, the "Termination Date"), as if such time and date were set forth in the Lease as the expiration of the Term.

2. Except for claims arising out of this Termination Agreement, each party to this Termination Agreement hereby releases and forever discharges the other of and from any and all claims and liabilities which the releasing party may have, under, with respect to or arising out of the Lease. The parties intend the foregoing to be a complete release of all such claims, whether such claims now exist or arise in the future and whether or not such claims are known to the releasing party, including, without limitation, any obligation of Tenant to Rent to Landlord pursuant to the terms of the Lease, notwithstanding any survival language set forth therein.

3. Notwithstanding anything in the Lease to the contrary, as of the termination of the Lease, all Improvements and Tenant's Equipment shall be solely the property of the Tenant.

4. Landlord and Tenant each represent and warrant to the other that each has the authority to execute and deliver this Termination Agreement and perform its obligations hereunder.

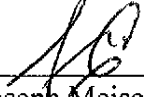
5. This Termination Agreement may be executed by the parties in separate duplicate counterparts, and/or by facsimile and/or e-mail (PDF) signature, all of which taken together shall constitute one agreement binding on all the parties hereto.

SIGNATURE PAGE TO FOLLOW

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IN WITNESS WHEREOF, the parties have executed this Termination Agreement as of the date first above written.

LANDLORD:



Joseph Meisels

THE WOLF AND RACHEL MEISELS LIVING TRUST

By: _____
Name: Wolf Meisels
Title: Trustee

TENANT:

JPMorgan Chase Bank, National Association,
a national banking association

By: _____
Name: _____
Its: _____

[Notary Page to Follow]

Property of Cook County Clerk's Office

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STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017 by Wolf Meisels as Trustee under The Wolf and Rachel Meisels Living Trust.

Notary Public

My commission expires: _____

STATE OF California)
) ss.
COUNTY OF Los Angeles)

The foregoing instrument was acknowledged before me this 21st day of MARCH, 2017 by Joseph Meisels.



[Signature]

Notary Public

My commission expires: 10/15/2019

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017 by _____, as _____ of JPMorgan Chase Bank, National Association, a national banking association, on behalf of the banking association.

Notary Public

My commission expires: _____

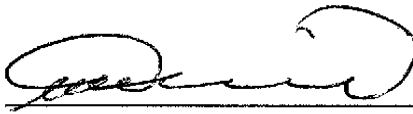
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IN WITNESS WHEREOF, the parties have executed this Termination Agreement as of the date first above written.

LANDLORD:

Joseph Meisels

THE WOLF AND RACHEL MEISELS LIVING TRUST

By: 
Name: Wolf Meisels
Title: Trustee

TENANT:

JPMorgan Chase Bank, National Association,
a national banking association

By: _____
Name: _____
Its: _____

[Notary Page to Follow]

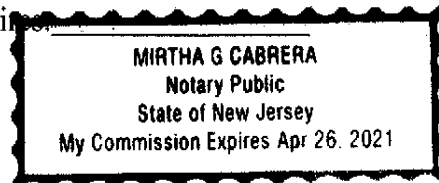
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STATE OF New Jersey)
) ss.
COUNTY OF Bergen)

The foregoing instrument was acknowledged before me this 30 day of March, 2017 by Wolf Meisels as Trustee under The Wolf and Rachel Meisels Living Trust.

Mirtha G Cabrera
Notary Public

My commission expires: _____



STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017 by Joseph Meisels.

Notary Public

My commission expires: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017 by _____, as _____ of JPMorgan Chase Bank, National Association, a national banking association, on behalf of the banking association.

Notary Public

My commission expires: _____

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IN WITNESS WHEREOF, the parties have executed this Termination Agreement as of the date first above written.

LANDLORD:

Joseph Meisels

THE WOLF AND RACHEL MEISELS LIVING TRUST

By: _____
Name: Wolf Meisels
Title: Trustee

TENANT:

JP Morgan Chase Bank, National Association,
a national banking association

By: _____
Name: John C. McGinley
Title: Managing Director
Its: _____

[Notary Page to Follow]

Property of Cook County Clerk's Office

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STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017 by Wolf Meisels as Trustee under The Wolf and Rachel Meisels Living Trust.

Notary Public
My commission expires: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017 by Joseph Meisels.

Notary Public
My commission expires: _____

STATE OF New York)
) ss.
COUNTY OF New York)

The foregoing instrument was acknowledged before me this 4th day of APRIL, 2017 by John C McKinley, as Managing Director of JPMorgan Chase Bank, National Association, a national banking association, on behalf of the banking association.

NINA HARALAMBOUS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HA6247678
Qualified in Queens County
My Commission Expires August 29, 2019

Nina Haralambous

Notary Public
My commission expires: 8/29/19

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EXHIBIT A

LEGAL DESCRIPTION OF LAND

PARCEL 1:

LOTS 21, 22,23 AND 24 IN GEORGE W. PRASSA'S ADDITION TO MONTCLARE, A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 25, 26, 27 AND 28 IN GEORGE W. PRASSA'S ADDITION TO MONTCLARE, A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,

ILLINOIS PINs: 13-30-324-024-0000, 13-30-324-025-0000 & 13-30-324-026-0000

Common Address: 7180 Grand Avenue Chicago, Illinois 60707