

# UNOFFICIAL COPY

This document was prepared by  
and after recording, return to:

Erica Sitkoff, Esq.  
DLA Piper LLP (US)  
444 West Lake Street, Suite 900  
Chicago, Illinois 60606



Doc# 1717913061 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/28/2017 03:18 PM PG: 1 OF 4

*This space reserved for Recorder's use only.*

## MEMORANDUM OF OPTION AGREEMENT

**THIS MEMORANDUM OF OPTION AGREEMENT** is made this 23<sup>RD</sup> day of June, 2017, by and between **TORPECIUDAD C, LLC**, an Illinois limited liability company ("Seller") and **MM CHATHAM OFFICE LLC**, a Delaware limited liability company ("Purchaser").

### WITNESSETH:

**THAT**, by that certain Vacant Land Option Agreement of even date herewith by and between Seller and Purchaser (the "Agreement"), Seller has granted to Purchaser, and Purchaser has acquired from Seller, an exclusive option to acquire the real estate described in Exhibit 1 attached hereto and made a part hereof (the "Property") upon the terms and subject to the conditions set forth in the Agreement.

**THAT**, pursuant to and upon the terms and conditions set forth in the Agreement, said option shall expire on JUNE 23<sup>RD</sup>, 2018, if not earlier terminated in accordance with the terms of the Agreement.

**THAT**, no lease, mortgage, lien or other encumbrance affecting the Property which is created or entered into after the date hereof and prior to JUNE 23<sup>RD</sup>, 2018 shall be valid or effective without obtaining the prior written consent of Purchaser; all such leases, mortgages, liens and other encumbrances shall be void and of no force or effect against Purchaser or Purchaser's interest in the Property.

**THAT**, the covenants and agreements of Seller under the Agreement are covenants running with the land and shall be binding upon Seller and Seller's heirs, representatives, successors and assigns.

**THAT**, this Memorandum of Option Agreement is executed and recorded in accordance with the terms of the Agreement solely for the purpose of giving notice of the existence thereof and shall not supersede or in any way modify the terms or conditions of the Agreement.

1701098 NC S GROSS

JA

# UNOFFICIAL COPY

[signature page attached hereto]

IN WITNESS WHEREOF, Seller and Purchaser have caused this Memorandum of Option Agreement to be executed as of the date first above written.

**SELLER:**

**TORRECIUDAD C, LLC**, an Illinois limited liability company

By: EQUITYROOTS, INC.

Its: MANAGER

BY: [Signature]  
ITS PRESIDENT

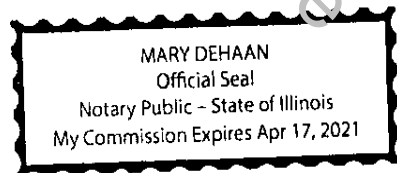
STATE OF ILLINOIS)  
) SS  
COUNTY OF COOK)

I, MARY DeHAAN, a Notary Public in and for the County and State aforesaid, do hereby certify that Bhaskar Dani, a President, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered such instrument as his/her own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 23 day of June, 2017.

Mary Dehaan  
Notary Public  
Printed Name MARY Dehaan

My Commission Expires: April 17, 2021





# UNOFFICIAL COPY

## EXHIBIT 1

### TO MEMORANDUM OF OPTION AGREEMENT

#### THE PROPERTY

PARCEL 1:

LOT 2 IN CHATHAM CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 41, NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1992 AS DOCUMENT NUMBER 92534593 AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 30, 1992 AS DOCUMENT NUMBER 92724730, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS DATED DECEMBER 1, 2006 AND RECORDED DECEMBER 6, 2006 AS DOCUMENT 0634042179 FOR THE PURPOSE OF INGRESS AND EGRESS AS SAID FORTH IN SAID DOCUMENT.

ADDRESS: 1901 N. ROSELLE ROAD, PARCEL 2, SCHAUMBURG ILLINOIS, 60195

PIN 07-10-200-017