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1724406043

Doc# 1724406043 Fee \$48.00

MSRP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/01/2017 12:58 PM PG: 1 OF 6

Property of Cook County Clerk's Office

NOTICE OF LEASE

b

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THIS INSTRUMENT WAS
PREPARED BY AND
AFTER RECORDING RETURN TO:

Reid and Riege, P.C.
One Financial Plaza
Hartford, CT 06103
Attn: Louis J. Donofrio, Esq.

NOTICE OF LEASE

This Notice of Lease is signed and dated as of this 7 day of July, 2017 by and between **65 Oak Street Owner, LLC** ("Landlord") and **Chanel, Inc.** ("Tenant").

WITNESSETH:

Notice is hereby given that Landlord and Tenant entered into a lease dated as of June 28, 2017 (the lease, together with any subsequent modifications and amendments, collectively, the "Lease") containing, in part, the following terms:

1. Parties:

Landlord: 65 Oak Street Owner, LLC
c/o Jenel Management Corp.
275 Madison Avenue, Suite 1100
New York, New York 10016

Tenant: Chanel, Inc.
9 West 57th Street, 44th Floor
New York, New York 10019
Attn: Senior Vice President and Chief Financial Officer

2. Property: 57-65 East Oak Street, Chicago, Illinois 60611 (the "Building"), as more particularly described on Schedule A attached hereto.

3. Execution: The Lease was executed on (and is effective as of) June 28, 2017.

4. Commencement Date: The term of the Lease is expected to commence on or about March 15, 2018, subject to the terms of the Lease.

5. Expiration Date: The initial term of the Lease shall expire on the last day of the 120th full calendar month following the Commencement Date, subject to the terms of the Lease.

6. Description of the Premises contained in the Lease: A portion of the ground floor, second floor and basement level for a total of approximately 10,721 square feet (the "Premises") in the Building, as more particularly provided in the Lease.

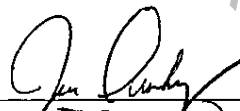
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7. Options to Extend: Tenant has two (2) options to extend the term of the Lease, each of which is for a period of five (5) years, subject to the terms of, and as more particularly provided in, the Lease.
8. Right of First Offer to Purchase: Tenant has an ongoing right of first offer to purchase the Property during the term of the Lease (or, in the event the Property shall be subjected to condominiumization and subdivided into individual condominium units, then, for purposes of this Section 8 only, the term "Property" shall be deemed to mean the certain condominium unit(s) comprising the Premises and shall be deemed to exclude any other portion of the Property) in the event Landlord intends to market and sell the Property (or the condominium unit(s) comprising the Premises, if applicable) to an unaffiliated third party, subject to the terms of, and as more particularly described in, the Lease.
9. Right of First Offer to Lease: Commencing after the initial leasing of the applicable space, named Tenant has a continuing right of first offer to lease all or a portion of any space in the Building contiguous to the Premises which may become vacant and available, subject to the terms of, and as more particularly described in, the Lease.
10. Filing: This Notice of Lease (i) is intended only to give notice of the Lease and is subject to all the terms of the Lease, as the same may be modified or amended from time to time; (ii) does not and shall not supersede, modify, amend or otherwise change the terms of the Lease; and (iii) shall not be used in interpreting the provisions of the Lease. A copy of said Lease shall be on file at the office of Landlord at the address set forth above. In the event of any conflict between the terms of this Notice of Lease and the terms of the Lease, the terms of the Lease shall control.

IN WITNESS WHEREOF, the parties have signed this Notice of Lease.

LANDLORD:
65 OAK STREET OWNER, LLC

By: 
Name: Joseph Duskey
Title: Authorized Signatory

TENANT:
CHANEL, INC.

By: 
Name: LOUIS ERICKSON
Title: VP- Real Estate


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Acknowledgment page to Notice of Lease

STATE OF NEW YORK)
) ss: _____
COUNTY OF NEW YORK)

On this the 10th day of July, 2017, personally appeared JOSEPH DUSNEY, as AUTHORITY SIGNATORY of 65 Oak Street Owner, LLC, signer and sealer of the foregoing instrument, and acknowledged the same to be his/her free act and deed and the free act and deed of said limited liability company, before me:

MICHAEL I. TOUSSIE CPA/PFS
Notary Public, State of New York
No. 31-4742215
Qualified in New York County
Commission Expires July 31, 2017

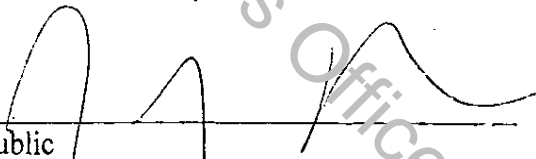


Notary Public
My Commission Expires:
Notary Seal

STATE OF New York)
) ss: _____
COUNTY OF New York)

On this the 11th day of July, 2017, personally appeared Louis Erickson, as VP-EE of Chanel, Inc., signer and sealer of the foregoing instrument, and acknowledged the same to be his/her free act and deed and the free act and deed of said corporation, before me:

JENNIFER BLEYS
NOTARY PUBLIC
STATE OF NEW YORK
COUNTY OF NEW YORK
NO. 02BL6279598
COMMISSION EXPIRES - 4/15/21



Notary Public
My Commission Expires:
Notary Seal

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Schedule A

[Description of the Property]

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN
TITLE INSURANCE CO. AS AN ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS EFFECT UPON TITLE.

**COOK COUNTY
RECORDER OF DEEDS**

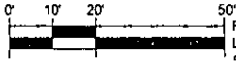
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UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15th AVENUE, SUITE C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

OF



PARCEL 1:
LOT 1 IN LAWRENCE'S SUBDIVISION OF PART OF LOT 7 IN SUBDIVISION OF THE NORTH HALF OF BLOCK 8 IN CANAL TRUSTEES SUBDIVISION OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF BLOCK 8 IN CANAL TRUSTEES SUBDIVISION AFORESAID, COMMENCING AT A POINT ON THE NORTH LINE OF SAID BLOCK 340.2 FEET EAST OF THE NORTHWEST CORNER, THENCE EAST ON SAID LINE TO THE NORTHWEST CORNER OF LOT 1 IN LAWRENCE'S SUBDIVISION AFORESAID; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT TO SOUTHWEST CORNER THEREOF; THENCE WEST 33 FEET 9 5/8 INCHES; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF LOT 1 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
LOT 6 IN THE NORTH 1/2 OF BLOCK 8 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL QUARTER OF SECTION, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 57 & 59-65 E. OAK STREET, CHICAGO, ILLINOIS

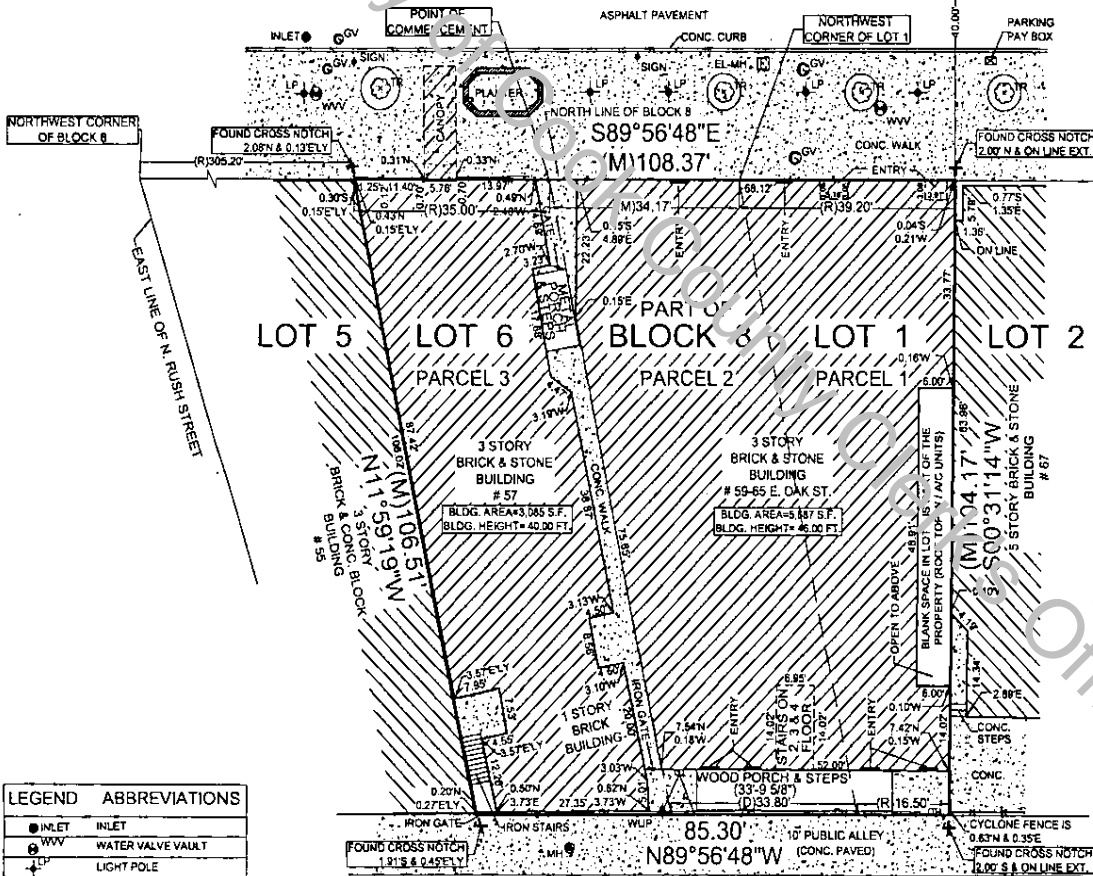
PERMANENT INDEX NUMBERS:

- 17 - 03 - 207 - 017 - 0000
- 17 - 03 - 207 - 018 - 0000

AREA = 11,007 SQ. FT. OR 0.232 ACRE

80' R.O.W. HERETOFORE DEDICATED AS
AS FOR PUBLIC STREET PURPOSES

E. OAK STREET



LEGEND	ABBREVIATIONS
	INLET
	WATER VALVE VAULT
	LIGHT POLE
	WOOD UTILITY POLE
	ELECTRIC MANHOLE
	GAS VALVE
	TREE
	MANHOLE
	SIGN
(D)	DEED DATA
(R)	RECORD DATA
(M)	MEASURED DATA

NOTE:
THE LEGAL DESCRIPTION IS FOUND ON THE EXISTING DEED TO THE REAL ESTATE.

ORDERED BY:	DATE	REVISION
JENEL MANAGEMENT CORP.	3/26/16	UPDATED / ADDED PARCEL 3
	7/20/15	REVISED
	7/16/15	UPDATED
DATE: MARCH 14, 2011	7/11/15	UPDATED
FILE No.:	6/20/15	UPDATED
2011 - 19670	DATE	REVISION

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

MELROSE PARK, ILLINOIS, MARCH 26, A.D. 2016

BY:
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2016
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2017

