

Doc# 1727129056 Fee ≇48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.90 KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/28/2017 02:55 PM PG: 1 OF 6

This Instrument Prepared By:

Jennifer Eldridge
DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illing 6 3606

After Recording Fetzern To:

Chicago Title Insurance Company 10 S. LaSalle Street, Suite 3100 Chicago, IL 60603

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

MEMORANDUM OF TERMINATION OF GROUND LEASE

This MEMORANDUM OF TERMINATION OF GROUND LEASE (this "Memorandum") is made as of the 10 day of September, 2017 (the "Effective Date") by CHICAGO TITLE LAND TRUST COMPANY TRUST NO. 3129, a trust whose sole beneficial interest is held by Family Rescue, an Illinois not for profit corporation ("Family Rescue"), and CHICAGO TITLE LAND TRUST COMPANY TRUST NO. 3193, a trust whose sole beneficial interest is held by Family Rescue, an Illinois not for profit corporation, pursuant to the Ground Lease (as hereinafter defined) for the Real Property (as hereinafter defined).

RECITALS

- A. Family Rescue is the sole beneficiary of two land trusts. (1) CHICAGO TITLE LAND TRUST COMPANY TRUST NO. 3193, the tenant under the Ground Lease ("Tenant"), and (2) CHICAGO TITLE LAND TRUST COMPANY TRUST NO. 3129, the Landlord under the Ground Lease ("Landlord"). Tenant owns the building and improvements is costed on certain real property located at 6820 S. Ridgeland Avenue, Chicago, IL 60649 and more particularly described on Exhibit A which is attached hereto and made a part hereof (the "Real Property"), which Real Property is owned in fee simple by Landlord.
- B. Landlord and Ridgeland Limited Partnership, an Illinois limited partnership (the "Original Tenant") entered into a Ground Lease dated as of April 9, 1991 (as amended and assigned, the "Ground Lease"), pursuant to which Original Tenant acquired a leasehold interest in the Real Property. At the time the Ground Lease was executed, Original Tenant was the sole holder of all beneficial interest of Chicago Title Land Trust No. 3193, and Family Rescue was the sole holder of all beneficial interest of Chicago Title Land Trust. No. 3129.
- C. Landlord and Original Tenant recorded the amended and restated short form of Ground Lease on April 17, 1991 in the Land Records of Cook County, Illinois (the "Land Records") as document number 91175822.

- Original Tenant assigned to Family Rescue all of its beneficial interest in the D. Tenant trust (Chicago Title Land Trust No. 3129) and to the Ground Lease pursuant to that certain Assignment and Assumption of Ground Lease dated August 20, 2007 and recorded in the Land Records as document number 0723231095 (as amended and assigned, is hereinafter referred to as the "Assignment of Ground Lease").
- sts in the trus scue desires to recutermination of the Grou.

 FORE, the parties hereto hereby the Effective Date. The recording clease of the Memorandum of Lease.

 [signatures on the following pages] As the interests in the trusts have merged, Family Rescue has terminated the Ground Lease. Family Rescue desires to record this Memorandum among the Land Records in order to give notice of the termination of the Ground Lease.

NOW, THEREFORE, the parties hereto hereby acknowledge and agree that the Ground Lease is terminated as the Effective Date. The recording of this Memorandum shall serve as a full termination and release of the Memorandum of Lease.

IN WITNESS WHEREOF, Tenant has executed and delivered this Memorandum of Termination of Ground Lease as of the date first above written.

TENANT:

FAMILY RESCUE, sole beneficial interest of Chicago Title Land Trust 3193

By: Javel Her Name: David Offenberg

Title: President, Family Rescue Inc., Board of Directors

STATE OF ILLINOIS

) SS:

COUNTY OF COOK

appeared pavid offenberg, who ac moveledged that he/she is the fresident of Board of Family Rescue, Inc., an Illinois not for profit co:poration, and that he/she, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Family Rescue, Inc., as such president

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

Notary Public

My Commission expires: 12/21/2019

[signatures continue on the following pages]

EMILY LIBS Official Seal Notary Fullic - State of Illinois My Commission Expires Dec 21, 2019

IN WITNESS WHEREOF, Landlord has executed and delivered this Memorandum of Termination of Ground Lease as of the date first above written.

LANDLORD:

FAMILY RESCUE, sole beneficial interest of Chicago Title Land Trust 3129

Name: David Offenberg

Title: President, Family Ressur, Inc., Board
of Directors

STATE OF ILLINOIS

) SS:

COUNTY OF COOK

appeared David Offen berg, who acknowledged that he/she is the <u>Dresident of boards</u> of Family Rescue, Inc., an Illinois not for profit corporation, and that he/she, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Family Rescue, Inc., as such <u>Dresident</u>

IN WITNESS WHEREOF, I hereunto set my head and Notarial Seal.

Notary Public

My Commission expires: $\frac{|2|21|2019}{}$

EMILY LIBS Official Seal Notary Public - State of Illinois Commission Expires Dec 21, 2019

ATTORNEY CERTIFICATION

This is to certify that this Memorandum of Termination of Ground Lease was prepared by or under the supervision of the undersigned, an attorne Quly admitted to practice in Illinois.

Jennifer Eldridge

Property of Cook County Clark's Office

EXHIBIT A

LOTS 8, 9, 10 AND 11 IN BLOCK 7 IN SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STOP OF COOK COUNTY CLOTH'S OFFICE

0820S. Ridgeland Ave. 20-24-310-017-6000