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## MEMORANDUM OF GROUND LEASE

This Document Prepared by, and  
after Recording should be Returned to:

Karen Lamont

1824 Stewart Avenue

Park Ridge, IL 60068

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/03/2017 09:57 AM PG: 1 OF 5

## MEMORANDUM OF GROUND LEASE

[Recording information]

This Memorandum of Ground Lease (the "Memorandum") is made and entered into this 26 September, 2017 by and between Anna Dominov, whose address is 1820 Dodge 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 1820 Dodge Avenue (the "Leased Premises"), more particularly described as follows:

Lot 92 in Block 1 in U.S. Howland's Evanston Subdivision of the Southeast Quarter of the Northwest Quarter of Section 18, Township 41 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

\* See Exhibit A.

Commonly known as: 1820 Dodge Avenue  
Evanston, IL 60201

PIN: 10-13-119-043-0000

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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 September 26, 2017.

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

1. The Ground Lease commences on 9-26-2017 and terminates on 9-25-2116.  
The Ground Lease is subject to a renewal for a period of ninety-nine (99) years.

BOX 333 CTI

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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 Cook 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: Anna M. Dominov

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

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## 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 EXECUTIVE 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 EXECUTIVE 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 26<sup>th</sup> day of SEPTEMBER, 2017.

Karen A. Lamont  
Notary Public

My Commission Expires:

12-23-18



## ACKNOWLEDGMENT OF LESSEE

STATE OF IL )  
 ) SS  
COUNTY OF COOK )

I, Kathleen J. Clarke, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Dan M. Dominov, 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 26 day of Sept, 2017.

Kathleen J. Clarke  
Notary Public

My Commission Expires:

April 10, 2019



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OTHER EXHIBITS TO BE ATTACHED AS APPROPRIATE

## PREMISES

Commonly known as: 1820 Dodge Avenue  
Evanston, IL 60201

PIN: 10-13-119-043-0000

## RESTRICTIONS

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

## INITIAL APPRAISAL

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**

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**CHICAGO TITLE  
INSURANCE COMPANY**

## LEGAL DESCRIPTION

**Order No.:** 17012591NC

**For APN/Parcel ID(s):** 10-13-119-043

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The leasehold estate (said leasehold estate being defined in paragraph 1(h) of the conditions and stipulations of the policy), created by the instrument herein referred to as the lease, executed by: ~, as lessor, and ~, as lessee, dated ~, a memorandum of which lease was recorded ~ as document ~, which lease demises the land for a term of years beginning ~ and ending ~.

Lot 92 in Block 1 in J. S. Hovland's Evanston Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 13, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.