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MEMORANDUM OF GROUND LEASE



Doc# 1807244052 Fee \$48.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2018 01:03 PM PG: 1 OF 6

This Memorandum of Ground Lease ("Memorandum") is entered into as of the 12th day of March, 2018, by and between, **HOUSING AUTHORITY OF COOK COUNTY**, a municipal corporation ("Landlord"), and **FORD HEIGHTS COMMUNITY SERVICE ORGANIZATION, INC.**, an Illinois not-for-profit corporation ("Tenant").

RECITALS:

A. Landlord and Tenant are parties to that certain Ground Lease dated as of even date herewith (the "Lease"), with respect to that certain real property with a street address of 13900 Grace Avenue, Robbins, Illinois, commonly known as Richard Flowers Homes, as legally described on Exhibit A attached hereto and made a part hereof (the "Property").

B. Landlord and Tenant (collectively, the "Parties") desire to record this Memorandum in lieu of recording the Lease itself for the purpose of placing the public on notice of inquiry that the Property is subject to the terms and conditions of the Lease, the provisions thereof material to this Memorandum being incorporated herein and made a part hereof by reference.

Without limitation, the Lease contains the following covenants and agreements between the Parties, to-wit:

1. Term of Lease. The term of the Lease commences on the date hereof and ends on the date that is ninety-nine (99) years from the date hereof.

2. Confirmation and Republication; Integration. The Lease is hereby ratified, confirmed and republished, and all of the terms, provisions and conditions of the Lease shall remain in full force and effect and shall continue to be binding upon and inure to the benefit of the Parties, their heirs, executors, administrators, successors in interest, and assigns.

3. Leasehold and Fee Simple Interest. Pursuant to the Lease, Landlord has leased the Property to Tenant and conveyed fee simple interest in the improvements situated on the Property to Tenant.

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4. Miscellaneous.

(a) Nothing contained in this Memorandum shall change, modify, amend, limit or affect any of the terms or provisions of the Lease or the rights, duties and obligations of Landlord and Tenant thereunder, all of which remain in full force and effect.

(b) This Memorandum shall automatically terminate, without the necessity of the execution of any further document or instrument, upon the date of termination or expiration of the Lease (or of Tenant's right to possession thereunder, whichever occurs first).

(c) This Memorandum is binding on and shall inure the benefit of the parties and their respective heirs, executors, personal representatives, successors and assigns and shall be appurtenant to and shall run with the land.

(d) This Memorandum may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

(e) This Memorandum is not a complete summary of the Lease and accordingly, Landlord and Tenant agree that this Memorandum shall not be used in interpreting the Lease and that, in the event of any conflict between the terms of this Memorandum and the terms of the Lease, the terms of Lease shall control.

[Signature pages follow]

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IN WITNESS WHEREOF, this Memorandum is executed as of the date first above written.

Landlord:

HOUSING AUTHORITY OF COOK COUNTY,
an Illinois municipal corporation

By: Richard J. Monocchio
Richard J. Monocchio, Executive Director

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, DEBORAH A KYKER, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard I. Monocchio, the Executive Director of the **Housing Authority of Cook County**, an Illinois municipal corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Executive Director, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said municipal corporation, for the uses purposes therein set forth.

GIVEN under my hand and official seal this 8TH day of MARCH, 2018.



Deborah A. Kyker
Notary Public

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Tenant:

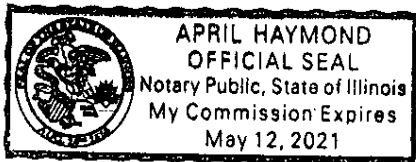
FORD HEIGHTS COMMUNITY SERVICE ORGANIZATION, INC., an Illinois not-for-profit corporation

By: Angelia F. Smith
Name: Angelia F. Smith
Title: Executive Director

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, April Haymond, the undersigned, a Notary Public, in and for the County and State aforesaid, do certify that Angelia F. Smith, the Executive Director of Ford Heights Community Service Organization, Inc., an Illinois not-for-profit corporation ("Company") and 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 she signed and delivered the said instrument on behalf of the Company, as the free and voluntary act of such person and the free and voluntary act and deed of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8th day of March, 2018.



April Haymond
Notary Public

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EXHIBIT A

LEGAL DESCRIPTION OF THE REAL ESTATE

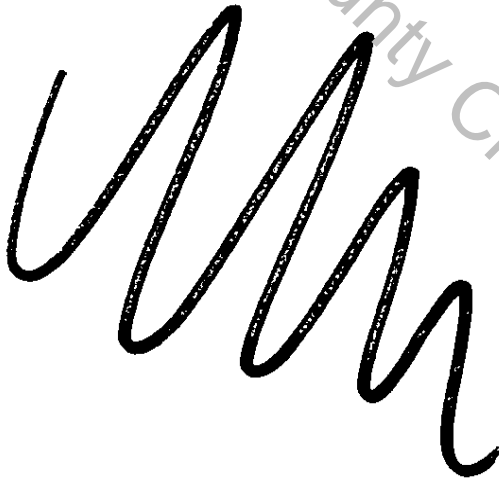
Richard Flowers Homes

Street Address: 13900 Grace Avenue, Robbins, IL

PIN: _____

[Legal description to be inserted]

Property of Cook County Clerk's Office

A large, stylized handwritten signature in black ink, consisting of several loops and a long tail, positioned over the diagonal watermark.

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Parcel 1:

The leasehold estate or interest in the land described below and covered herein is:

LOTS 303 TO 328, BOTH INCLUSIVE, IN BLOCK 6, LOTS 345 TO 375, BOTH INCLUSIVE, IN BLOCK 7, LOTS 389 TO 395, BOTH INCLUSIVE, IN BLOCK 7, AND LOTS 396 TO 413 (EXCEPT THE SOUTHWESTERLY 16 FEET OF LOT 396), BOTH INCLUSIVE, IN BLOCK 7; TOGETHER WITH VACATED GRACE AVENUE LYING ADJACENT TO SAID LOTS 303 TO 328 AND SAID LOTS 346 TO 375; ALSO TOGETHER WITH THE VACATED ALLEY LYING ADJACENT TO SAID LOTS 345 TO 354 AND SAID LOTS 397 TO 412 AND SAID LOTS 355 AND 396, IN SAID BLOCK 7 (EXCEPT THE SOUTHWESTERLY 16 FEET THEREOF); ALL IN "CLAIRMOUNT" JAS. J. SMITH & CO'S 4TH SUBDIVISION OF LOTS 1, 5, 6 AND 7 IN LUECHTENMEYERS SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 2, ALSO EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, (EX; TRIANGULAR PIECE SOUTH EAST CORNER BOUNDED BY CLEVELAND STREET, HOMAN AVENUE AND CLAIRE BOULEVARD), IN SECTION 2, TOWNSHIP 36, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE VILLAGE OF ROBBINS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1892 AS DOCUMENT NUMBER 1701452, IN COOK COUNTY, ILLINOIS.

Parcel 2:

FEE SIMPLE OWNERSHIP OF ALL BUILDINGS AND IMPROVEMENTS LOCATED, OR TO BE LOCATED ON THE LAND DESCRIBED AS PARCEL 1.

Commonly known as: 13900 S. Grace Ave, Robbins, IL 60472

PINS:

28-02-404-053 THROUGH 069

28-02-404-085

28-02-404-001 THROUGH 031

28-02-403-024 THROUGH 049

28-02-404-086