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PREPARED BY AND
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Brandon R. Calvert
Charity & Associates, P.C.
20 N. Clark Street, Suite 1150
Chicago, Illinois 60602


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Doc# 1807304173 Fee \$68.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 03/14/2018 03:20 PM PG: 1 OF 16

Stewart Title NTS- Chicago
10 S. Riverside Plaza, Suite 1450
PH: 312-849-4400
File No: 1702031584

21 of 22

RECOGNITION, ATTORNMENT AND ASSENT TO LEASEHOLD MORTGAGE

This **RECOGNITION, ATTORNMENT AND ASSENT TO LEASEHOLD MORTGAGE** ("Agreement") is executed as of March 12, 2018, by and among **HOUSING AUTHORITY OF COOK COUNTY**, an Illinois municipal corporation ("Landlord"), and **RICHARD FLOWERS COMMUNITY HOUSING, LLC**, an Illinois limited liability company ("Tenant"), in favor of **BMO HARRIS BANK N.A.**, a national banking association ("Lender"). Reference is made to that certain Ground Lease dated March 12, 2018, between Landlord and Tenant with respect to certain premises in Robbins, Illinois, memorandums of which have been recorded with the Cook County Recorder (said ground lease of the real property described in Exhibit A hereto, as has been amended, assigned and assumed, is herein called the "Lease"). As Lender will make a funding loan to Illinois Housing Development Authority, which will lend the proceeds of funding loan to Tenant, both of which are to be secured, in part, by a certain Leasehold Construction Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of March 12, 2018, including any amendments, revisions, modifications, renewals, extensions or replacements thereof (the "Leasehold Mortgage"), on Tenant's leasehold interest in the property demised under the Lease (the "Leasehold"), and all improvements situated or to be constructed thereon, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Assent.** Landlord does hereby assent to such Leasehold Mortgage and to any subsequent sale or transfer of the Leasehold as provided in such security instrument.

2. **Estoppel.** From time to time, Landlord shall execute and deliver to Lender an estoppel certificate, in form and substance reasonably satisfactory to the Lender, which estoppel certificate shall include, without limitation, representations by Landlord that (i) the Lease (including all exhibits attached thereto, which are incorporated by reference) is in full force and effect and unmodified except as expressly disclosed in the estoppel certificate, (ii) there are no known uncured defaults by either party under the Lease (including all exhibits attached thereto, which are incorporated by reference), and/or (iii) after satisfactory completion of any Improvements, confirmation that such Improvements have been completed in accordance with the

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requirements of the Lease (including all exhibits attached thereto, which are incorporated by reference).

3. **Limitations on Landlord's Right to Terminate.** Until all obligations of Tenant to Lender (the "Loan Obligations") shall have been completely paid and performed, and the Leasehold Mortgage shall have been discharged, Landlord shall not take any action to terminate the Lease or exercise any other remedy for default in the obligation of Tenant thereunder without first complying with the requirements of Paragraph 6 hereof.

4. **No Modifications.** Until the Loan Obligations shall have been completely paid and performed, and the Leasehold Mortgage shall have been discharged, neither Landlord nor Tenant shall terminate, amend, modify or exclude any parcel from the Lease without Lender's prior written consent.

5. **Removal of Collateral.** Landlord agrees that Lender shall have the right to remove from the Leasehold any of Tenant's personal property which is located at, constructed upon or affixed to the Leasehold ("Tenant's Property"), whenever Lender shall elect to enforce the security interests given by Tenant therein, either during the term of the Lease or within one hundred twenty (120) days after the expiration or the early termination thereof, or for such additional period required by the entry of any order prohibiting Lender's timely enforcement of such rights. Furthermore, Landlord hereby disclaims any title to or rights in Tenant's Property and subordinates to Lender's security interests therein any landlord's lien, encumbrance or other interest which the Landlord may now or hereafter have or acquire therein under the Lease or applicable law.

6. **Additional Lender Protection Provisions.** The terms and conditions set forth below in this Paragraph 6 shall be binding upon Landlord as if fully set forth in the Lease, and to the extent of any inconsistency between the terms and provisions contained in the Lease and the terms and conditions set forth below in this Paragraph 6, the terms and conditions set forth below in this Paragraph 6 shall govern and control:

(a) **Notices to Lender; Lender's Right to Cure.**

(i) Landlord shall send to Lender, by certified or registered mail, a true, correct and complete copy of any notice to Tenant of a default by Tenant under the Lease at the same time as and whenever any such notice of default shall be given by Landlord to Tenant, addressed to Lender at the address specified in Paragraph 8 hereof or, if different, the address, if any, last furnished to Landlord by such Lender as provided in Paragraph 8 hereof. No notice by Landlord shall be deemed to have been given unless and until a copy thereof shall have been so given to and received by Lender. Tenant irrevocably directs that Landlord accept, and Landlord agrees to accept, performance and compliance by Lender of and with any term, covenant, agreement, provision, condition or limitation on Tenant's part to be kept, observed or performed under the Lease with the same force and effect as though kept, observed or performed by Tenant.

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(ii) Notwithstanding anything provided to the contrary in the Lease, the Lease shall not be terminated because of a default or breach thereunder on the part of Tenant until and unless:

(A) Notice of any such default or breach shall have been delivered to the Lender in accordance with the provisions of Paragraph 6(a)(i) above;

(B) With respect to a default or breach that is curable solely by the payment of money, Lender has not cured such default or breach within sixty (60) days following the expiration of any of Tenant's notice and cure period set forth in the Lease; and

(C) With respect to a default or breach that is not curable solely by the payment of money, Lender has not cured such default or breach within ninety (90) days following the expiration of any of Tenant's notice and cure periods set forth in the Lease or, if such default or breach is curable but cannot be cured within such time period, (aa) Lender has not notified Landlord within such time period that it intends to cure such default or breach, (bb) Lender has not diligently commenced to cure such default or breach, or (cc) Lender does not prosecute such cure to completion.

Furthermore, notwithstanding anything to the contrary contained herein, if Lender determines to foreclose or cause its designee to foreclose the Leasehold Mortgage or to acquire or cause its designee to acquire the Leasehold Estate or to succeed or cause its designee to succeed to Tenant's possessory rights with respect to the Leasehold or to appoint a receiver before it effectuates the cure of any breach or default by Tenant hereunder, the cure periods set forth above shall be extended by any period during which foreclosure proceedings, or legal proceedings to succeed to Tenant's possessory rights, or proceedings to appoint the receiver are conducted, as the case may be. Any such proceedings shall be commenced promptly after the notice of default is delivered to Lender and shall be diligently prosecuted. Promptly after Lender or a designee of the Lender acquires the Leasehold Estate pursuant to foreclosure proceedings or otherwise or succeeds to Tenant's possessory rights or promptly after a receiver is appointed, as the case may be, Lender or its designee shall cure said breach or default.

(iii) Notwithstanding anything provided to the contrary in the Lease, the Lease shall not be terminated because of a default or breach thereunder on the part of Tenant which cannot be cured.

(b) Subordination and Non-Disturbance Agreement. Landlord hereby agrees to cause to be delivered to Tenant and Lender a Subordination and Non-Disturbance Agreement, in form and substance reasonably acceptable to Lender, duly executed by any holder of any deed of trust or mortgage on Landlord's reversionary fee interest in the real property described in Exhibit B ("Fee Mortgagee") that has been approved in accordance with the provisions of Paragraph 6(i) below ("Fee Mortgage"), which agreement shall provide, among other things, that such Fee Mortgage shall be junior and subordinate to the Lease, to any New Lease (as hereinafter defined) and to the Leasehold Mortgage at all times, and that such Fee Mortgage shall not disturb Lender's or Tenant's possession of such property following a foreclosure of such deed of trust or mortgage.

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(c) Landlord's Consents. Landlord hereby consents to, and agrees that the Leasehold Mortgage may contain provisions for any or all of the following:

(i) An assignment of Tenant's share of the net proceeds from available insurance coverage or from any award or other compensation resulting from a total or partial taking of the Leasehold by condemnation;

(ii) The entry by Lender upon the Leasehold during business hours, without notice to Landlord or Tenant, to view the state of the Leasehold;

(iii) A default by Tenant under the Lease being deemed to constitute a default under the Leasehold Mortgage;

(iv) An assignment of Tenant's right, if any, to terminate, cancel, modify, change, supplement, alter, or amend the Lease, including, without limitation, Tenant's right under Section 365(f) (1) of the Federal Bankruptcy Code to elect to treat the Lease as terminated, and an assignment of all of Tenant's other rights under the Federal Bankruptcy Code;

(v) An assignment of any sublease to which the Leasehold Mortgage is subordinated; and

(vi) The following rights and remedies (among others) to be available to Lender upon the default under any Leasehold Mortgage:

(A) The foreclosure of the Leasehold Mortgage pursuant to a power of sale, by judicial proceedings or other lawful means and the sale of the Leasehold to the purchaser at the foreclosure sale and a subsequent sale or sublease of the Leasehold by such purchaser if the purchaser is a Lender or its nominee or designee;

(B) The appointment of a receiver, irrespective of whether Lender accelerates the maturity of all indebtedness secured by the Leasehold Mortgage;

(C) The right of Lender or the receiver appointed under subparagraph (B) above to enter and take possession of the Leasehold, to manage and operate the same, to collect the subrentals, issues and profits therefrom and any other income generated by the Leasehold or the operation thereof and to cure any default under the Leasehold Mortgage or any default by Tenant under the Lease; or

(D) An assignment of Tenant's right, title and interest under the Lease in and to any deposit of cash, securities or other property which may be held to secure the performance of the Loan Obligations, including, without limitation, the covenants, conditions and agreements contained in the Leasehold Mortgage, in the premiums for or dividends upon any insurance provided for the benefit of any Lender or required by the terms of the Lease, as well as in all refunds or rebates of taxes or assessments upon or other charges against the Leasehold, whether paid or to be paid.

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(d) No Cancellation or Voluntary Surrender; Subordination; Modification.

Without the written consent of Lender, Landlord agrees not to accept a cancellation or voluntary surrender of the Lease or to amend or modify the Lease at any time while the Leasehold Mortgage shall remain a lien on the Leasehold; and any such attempted cancellation, surrender or modification of the Lease without the written consent of Lender shall be null and void and of no force or effect. Landlord and Tenant further agree for the benefit of Lender that, so long as any such Leasehold Mortgage shall remain a lien on said Leasehold, Landlord and Tenant will not subordinate the Lease, or any New Lease entered into pursuant to Paragraph 6(h) below, to any mortgage or deed of trust (to the extent permitted pursuant to the provisions of Paragraph 6(i) below) that may hereafter be placed on Landlord's reversionary fee interest in the real property described in Exhibit B, or consent to any prepayment of any rent, without securing the prior written consent of such Lender.

(e) Permitted Transfers.

(i) It is acknowledged that the Leasehold Mortgage may be assigned by Lender in accordance with its terms. Notwithstanding anything stated to the contrary in the Lease, the following transfers shall be permitted and shall not require the approval or consent of Landlord:

(A) A transfer of the Leasehold at foreclosure sale under the Leasehold Mortgage, whether pursuant to the power of sale contained therein or a judicial foreclosure decree, or by an assignment in lieu of foreclosure, or

(B) Any subsequent transfer by Lender or its nominee or designee if Lender, or such nominee or designee, is the purchaser at such foreclosure sale or under such assignment in lieu of foreclosure.

(ii) Any such transferee shall be liable to perform the obligations of Tenant under the Lease only so long as such transferee holds title to the Leasehold, provided that upon any conveyance of title, such transferee expressly assumes and agrees to perform all of the obligations under the Lease; provided further, that the liability of any Lender that obtains title to the Leasehold shall be limited to Lender's interest in the Leasehold.

(iii) Following the transfer, if any, described in Paragraph 6(e)(i) above, all non-curable defaults existing under the Lease prior to such transfer shall be deemed waived without further notice or action of any party.

(f) Estoppel Certificates. Landlord shall execute and/or deliver to any person, firm or entity specified by Tenant (i) provided that such be the case, a certificate stating that the Lease is in full force and effect, that Tenant is not in default under the Lease, that the Lease has not been modified or supplemented in any way and containing such other certifications (including, without limitation, the certifications contained herein) and agreements as such person, firm or entity may reasonably request, and (ii) copies of the documents creating or evidencing the Lease certified by Landlord as being true, correct and complete copies thereof.

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(g) Waiver of Subrogation. Any policy of hazard insurance insuring Landlord shall contain an endorsement waiving the insurer's right of subrogation as against Lender and Tenant.

(h) New Lease to Lender. If the Lease is terminated because of Tenant's default thereunder or for any other reason or is extinguished for any reason (including, without limitation, rejection of the Lease by a trustee in bankruptcy), then Lender may elect to demand a new lease of the Leasehold (the "New Lease") by notice to Landlord within thirty (30) days after such termination. Upon any such election, the following provisions shall apply:

(i) The New Lease shall be for the remainder of the term of the Lease, effective on the date of termination, at the same rent and shall contain the same covenants, agreements, conditions, provisions, restrictions and limitations as are then contained in the Lease. Such New Lease shall be subject to all then-existing subleases.

(ii) The New Lease shall be executed by Landlord within thirty (30) days after receipt by Landlord of notice of Lender's or such other acquiring person's election to enter into a New Lease.

(iii) Any New Lease and the leasehold estate created thereby shall, subject to the same conditions contained in the Lease and in this Agreement, continue to maintain the same priority as the Lease with regard to any Leasehold Mortgage or any other lien, charge or encumbrance affecting the Leasehold. Concurrently with the execution and delivery of the New Lease, Landlord shall assign to the tenant named therein all of its right, title and interest in and to moneys, if any, then held by or payable to Landlord which Tenant would have been entitled to receive but for the termination of the Lease.

(iv) If Tenant refuses to surrender possession of the Leasehold, Landlord shall, at the request of Lender or such other acquiring person, institute and pursue diligently to conclusion the appropriate legal remedy or remedies to oust or remove Tenant and all subtenants actually occupying the Leasehold or any part thereof who are not authorized to remain in possession hereunder. Any such action taken by Landlord at the request of Lender or such other acquiring person shall be at Lender's or such other acquiring person's sole expense.

(i) No Fee Mortgages. Notwithstanding anything to the contrary contained herein or in the Lease, Landlord shall not hereafter encumber Landlord's reversionary fee interest in the real property described in Exhibit B or any part thereof with a deed of trust, mortgage or other security instrument without the prior written consent of Tenant and Lender, which consent may be withheld unless such encumbrance contains or is accompanied by recognition agreements which adequately protect Tenant's and Lender's interests in the Lease and the Leasehold.

7. Bankruptcy Provisions.

(a) So long as the Leasehold Mortgage shall remain outstanding, the right of election arising under Section 365 (h) (1) of the Bankruptcy Code, 11 U.S.C. §101 et seq. (the "Bankruptcy Code") shall be exercised by Lender and not by Tenant. Any exercise or attempted exercise by Tenant of such right of election in violation of the preceding sentence shall be void.

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(b) However, if despite the foregoing provision Lender is not permitted to exercise such right of election and the Landlord (or any trustee of the Landlord) shall reject the Lease pursuant to Section 365(h) of the Bankruptcy Code, (i) Tenant shall without further act or deed be deemed to have elected under Section 365(h) (1)(A) of the Bankruptcy Code to remain in possession of the Leasehold for the balance of the term of the Lease; (ii) any exercise or attempted exercise by Tenant of a right to treat the Lease as terminated under Section 365(h) (1)(A) of the Bankruptcy Code shall be void; (iii) the Leasehold Mortgage shall not be affected or impaired by such rejection of the Lease; and (iv) the Lease shall continue in full force and effect in accordance with its terms, except that Tenant shall have the rights conferred under Section 365(h) (1)(B) of the Bankruptcy Code.

(c) For purposes of Section 365(h) of the Bankruptcy Code, the term "possession" shall mean the right to possession of the Leasehold granted to Tenant under the Lease whether or not all or part of the Leasehold has been subleased.

(d) If Tenant shall reject the Lease pursuant to Section 365(a) of the Bankruptcy Code, the Landlord shall serve on Lender notice of such rejection, together with a statement of all sums at the time due under the Lease (without giving effect of any acceleration) and of all other defaults under the Lease then known to the Landlord. Lender shall have the right, but not the obligation, to serve on the Landlord within thirty (30) days after service of the notice provided in the proceeding sentence, a notice that Lender elects to (i) assume the Lease, and (ii) cure all defaults outstanding thereunder (x) concurrently with such assumption as to defaults in the payment of money, and (y) within sixty (60) days after the date of such assumption as to other defaults, except for defaults of the type specified in Section 365(b)(2) of the Bankruptcy Code. If Lender serves such notice of assumption, then, as between the Landlord and Lender (i) the rejection of the Lease by Tenant shall not constitute a termination of the Lease, (ii) Lender may assume the obligations of Tenant under the Lease without any instrument or assignment of transfer from Tenant, (iii) Lender's rights under the Lease shall be free and clear of all rights, claims and encumbrances of or in respect of Tenant, and (iv) Lender shall consummate the assumption of the Lease and the payment of the amounts payable by it to the Landlord pursuant to this Section at a closing to be held at the offices of the Landlord (or its attorneys) within thirty (30) days after Lender shall have served the notice of assumption hereinabove provided. Upon a subsequent assignment of the Lease by Lender, Lender shall be relieved of all obligations and liabilities arising from and after the date of such assignment.

8. **Notices.** Any notices required or permitted hereunder shall be in writing and shall be given via certified first class mail, postage prepaid, return receipt requested, and addressed as follows:

If to Tenant:

Richard Flowers Community Housing, LLC
 c/o Housing Authority of Cook County
 175 West Jackson Blvd., Suite 350
 Chicago, IL 60604
 Attention: Jessica Poirier

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with copies to:

Nixon Peabody LLP
799 9th Street NW, Suite 500
Washington, DC 20001
Attention: Richard Price

NEF Assignment Corporation, as nominee
10 South Riverside Plaza, Suite 1700
Chicago, IL 60606
Attention: General Counsel

Barnes & Thornburg, LLP
41 S. High Street, Suite 3300
Columbus, OH 43215
Attention: Jordan Carr

If to Landlord:

Housing Authority of Cook County
175 West Jackson Blvd., Suite 350
Chicago, IL 60604
Attention: Jessica Poirier

with copies to:

Nixon Peabody LLP
799 9th Street NW, Suite 500
Washington, DC 20001
Attention: Richard Price

NEF Assignment Corporation, as nominee
10 South Riverside Plaza, Suite 1700
Chicago, IL 60606
Attention: General Counsel

Barnes & Thornburg, LLP
41 S. High Street, Suite 3300
Columbus, OH 43215
Attention: Jordan Carr

If to Lender:

BMO Harris Bank N.A.
115 S. LaSalle St., Floor 20W
Chicago, Illinois 60603
Attention: Allison Porter-Bell

With a copy to:

Charity & Associates, P.C.
20 N. Clark St., Suite 1150
Chicago, Illinois 60602
Attention: Brandon R. Calvert

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or to such other address as any party may designate by notice to the other parties.

9. **Successors and Assigns.** The provisions of this Agreement shall be binding upon and inure to the benefit of each party's respective successors and assigns.

10. **Continued Effectiveness of this Agreement.** The terms of this Agreement, the subordination effected hereby, and the rights of Lender, and the obligations of the Landlord and Tenant arising hereunder shall not be affected, modified or impaired in any manner or to any extent by (a) any renewal, replacement, amendment, extension, substitution, revision, consolidation, modification or termination of or any of the Loan Obligations; (b) the validity or enforceability of any document evidencing or securing the Loan Obligations; (c) the release, sale, exchange for surrender, in whole or in part, of any collateral security, now or hereafter existing, for any of the Loan Obligations; (d) any exercise or nonexercise of any right, power or remedy under or in respect of the Loan Obligations; or (e) any waiver, consent, release, indulgence, extension, renewal, modification, delay or other action, inaction or omission in respect of the Loan Obligations, all whether or not any Landlord all have had notice or knowledge of any of the foregoing and whether or not it shall have consented thereto.

11. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

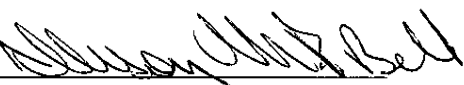
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*SIGNATURE PAGE TO RECOGNITION, ATTORNMENT
AND ASSENT TO LEASEHOLD MORTGAGE*

IN WITNESS WHEREOF, this Agreement has been duly executed by Lender, Landlord
and Tenant as of the date first set forth above.

LENDER:

BMO HARRIS BANK N.A.
a national banking association

By: 
Name: Allison Porter-Bell
Title: Vice President

LANDLORD:

HOUSING AUTHORITY OF COOK COUNTY,
an Illinois municipal corporation

By: _____
Name: Richard J. Monocchio
Title: Executive Director

TENANT:

**RICHARD FLOWERS COMMUNITY
HOUSING, LLC,**
an Illinois limited liability company

By: Richard Flowers Community Housing Group,
LLC, an Illinois limited liability company,
its managing member

By: _____
Name: _____
Its: _____

Property of Cook County Clerk's Office

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*SIGNATURE PAGE TO RECOGNITION, ATTORNMENT
AND ASSENT TO LEASEHOLD MORTGAGE*

IN WITNESS WHEREOF, this Agreement has been duly executed by Lender, Landlord and Tenant as of the date first set forth above.

LENDER:

BMO HARRIS BANK N.A.
a national banking association

By: _____
Name: Allison Porter-Bell
Title: Vice President

LANDLORD:

HOUSING AUTHORITY OF COOK COUNTY,
an Illinois municipal corporation

By: Richard J. Monocchio
Name: Richard J. Monocchio
Title: Executive Director

TENANT:

**RICHARD FLOWERS COMMUNITY
HOUSING, LLC,**
an Illinois limited liability company

By: Richard Flowers Community Housing Group,
LLC, an Illinois limited liability company,
its managing member

By: Richard J. Monocchio
Name: RICHARD J. MONOCCHIO
Its: EXECUTIVE DIRECTOR / PRESIDENT

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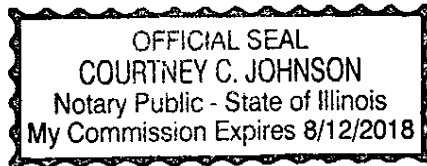
ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Courtney C. Johnson, the undersigned, a Notary Public, in and for the County and State aforesaid, do certify that Allison Porter-Bell, a Vice President of BMO Harris Bank N.A., a national banking association, 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 said national banking association, as the free and voluntary act of such person and the free and voluntary act and deed of said national banking association, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 2nd day of March, 2018.

Courtney C. Johnson
Notary Public



COOK COUNTY Clerk's Office

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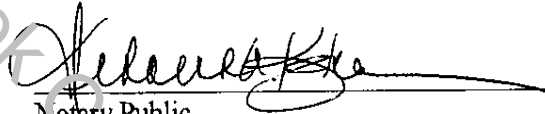
ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, DEBORAH A. KYKER, the undersigned, a Notary Public, in and for the County and State aforesaid, do certify that RICHARD J. MONICCHIO, the EXECUTIVE DIRECTOR of Housing Authority of Cook County, an Illinois municipal corporation, 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 said municipal corporation, as the free and voluntary act of such person and the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6TH day of MARCH, 2018.




Notary Public

CLERK OF COOK COUNTY
County Clerk's Office

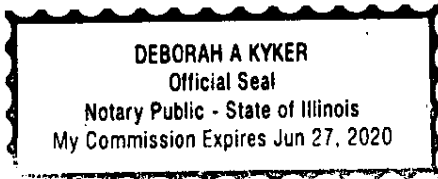
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ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, DEBORAH A. KYKER, the undersigned, a Notary Public, in and for the County and State aforesaid, do certify that RICHARD J. MONOCCHIO, the EXECUTIVE DIRECTOR/PRESIDENT of Richard Flowers Community Housing Group, LLC, the managing member of Richard Flowers Community Housing, LLC, 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 said limited liability companies, as the free and voluntary act of such person and the free and voluntary act and deed of said limited liability companies, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 10th day of MARCH, 2018.



Deborah A. Kyker
Notary Public

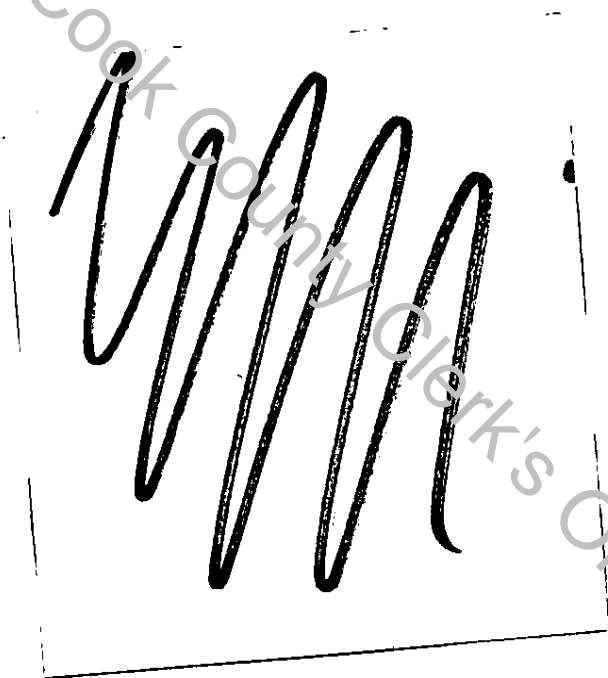
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EXHIBIT A

DESCRIPTION OF GROUND LEASE

Ground Lease between Housing Authority of Cook County and Ford Heights Community Service Organization, Inc. dated as of March 12, 2018, as assigned to Southern County Community Housing Group, LLC pursuant to that certain Assignment and Assumption of Lease and Landlord Consent dated as of March 12, 2018 among Landlord, Ford Heights Community Service Organization, Inc. and Southern County Community Housing Group, LLC, and as assigned to Tenant pursuant to that certain Assignment and Assumption of Lease and Landlord Consent dated as of March 12, 2018 among Southern County Community Housing Group, LLC, Landlord and Tenant.



Property of Cook County Clerk's Office

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EXHIBIT B

LEGAL DESCRIPTION OF THE REAL ESTATE

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 395, 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