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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/22/2019 09:16 AM PG: 1 OF 6

This Document Prepared By and
After Recording Please Return To:

Gozdecki, Del Giudice, Americus,
Farkas & Brocato LLP
One East Wacker Drive, Suite 1700
Chicago, Illinois 60601
Attn: Kenneth Weiner

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT, dated as of the 14th day of January, 2019, is made by and between **1101 WEST LAKE BSD, LLC**, a Florida limited liability company ("**New Buyer**"), as successor in interest to **LINK ACQUISITIONS LLC**, a Florida limited liability company ("**Original Buyer**"), having an address of 2312 N. Miami Avenue, Miami, Florida 33127, and **ARETE REAL ESTATE HOLDINGS, LLC**, an Oregon limited liability company ("**Seller**"), having an address of 1101 West Lake Street, First Floor, Chicago, Illinois 60607.

Buyer and Seller entered into that certain Real Estate Purchase and Sale Agreement dated as of December 28, 2018, as amended from time to time (as so amended, the "**Agreement**"), pursuant to which Seller agreed to sell and convey to Buyer, and Buyer agreed to purchase from Seller the real property commonly known as 1101 West Lake Street, First Floor, Chicago, Illinois 60607, which is legally described in Exhibit A attached hereto and by this reference made a part hereof, together with all rights, easements and appurtenances belonging or appertaining thereto, all right, title and interest of Seller in and to any and all roads, streets, alleys or public and private rights of way, bounding such property and all buildings and other improvements thereon, if any (the "**Property**"). All of the terms and provisions relating to the purchase and sale of the Property are contained in the Agreement.

The purpose of this Memorandum of Agreement is to give record notice of the Agreement and of the rights created thereby, all of which are hereby confirmed.

[SIGNATURE PAGES FOLLOW]

Bm

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IN WITNESS WHEREOF, the undersigned has executed this Memorandum of Agreement as of the date set forth above.

NEW BUYER:

1101 WEST LAKE BSD, LLC,
a Florida limited liability company

By: [Signature]
Name: Elie Deitsch
Its: Manager

STATE OF NEW YORK
COUNTY OF NEW YORK ss.

I, Ashley Marie Cohan, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Elie Deitsch, who is personally known to me to be the Manager of 1101 WEST LAKE BSD, LLC, a Florida limited liability company, and who is 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 as such Manager he signed and delivered the said instrument as his own 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 notarial seal, this 14 day of January, 2019

[Signature]
Notary Public

My Commission Expires: JAN. 17 2021

ASHLEY MARIE COGHAN
Notary Public, State of New York
No. 01CO6353279
Qualified in New York County
Commission Expires Jan. 17, 2021

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IN WITNESS WHEREOF, the undersigned has executed this Memorandum of Agreement as of the date set forth above.

ORIGINAL BUYER:

LINK ACQUISITIONS LLC,
a Florida limited liability company

By: [Signature]
Name: DAW ALEX
Its: Member

STATE OF Florida
COUNTY OF Miami-Dade ss.

I, Salomon V Bagdadi a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Elie Deitsch, who is personally known to me to be the Manager of 1101 WEST LAKE BSD, LLC, a Florida limited liability company, and who is 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 as such Manager he signed and delivered the said instrument as his own 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 notarial seal, this 14th day of January, 2019.



SALOMON V BAGDADI
Commission # GG 245377
Expires August 5, 2022
Bonded Thru Budget Notary Services

[Signature]
Notary Public

My Commission Expires: _____

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IN WITNESS WHEREOF, the undersigned has executed this Memorandum of Agreement as of the date set forth above.

SELLER:

ARETE REAL ESTATE HOLDINGS, LLC,
an Illinois limited liability company

By: [Signature]
Name: Joshua Rogers
Its: Manager

Property of County Clerk's Office

STATE OF Illinois
COUNTY OF McHenry ss.

I, HEIDI FLANAGAN a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOSHUA ROGERS, who is personally known to me to be the MANAGER of ARETE REAL ESTATE HOLDINGS, LLC, an and who is 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 as such JOSHUA ROGERS he/she signed and delivered the said instrument as his/her own 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 notarial seal, this 15th day of January, 2019.

[Signature]
Notary Public

My Commission Expires: 8/20/2022



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EXHIBIT A

Legal Description of Property

PARCEL 1:

THAT PART OF LOTS 1 AND 2 IN HAYES AND SHELBY'S SUBDIVISION OF BLOCK 30 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 17.14 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.91 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 1 AND 2 IN HAYES AND SHELBY'S SUBDIVISION OF BLOCK 30 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, BEING ALSO THE NORTHWEST CORNER OF A SIX STORY BRICK BUILDING COMMONLY KNOWN AS 1101-09 WEST LAKE STREET IN CHICAGO; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2, BEING ALSO ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 1.80 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.09 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES: EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 50.96 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 12.39 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7.47 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.63 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 6.97 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 18.48 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.28 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 6.76 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 37.53 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 51.92 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 19.14 FEET TO A BEND IN THE WALL, NORTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 169 DEGREES 44 MINUTES 08 SECONDS MEASURED COUNTER-CLOCKWISE, EAST TO NORTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 13.72; NORTH ALONG A LINE MAKING AN ANGLE OF 100 DEGREES 15 MINUTES 52 SECONDS MEASURED COUNTER CLOCKWISE, SOUTHEASTERLY TO NORTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 15.04 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.41 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.90 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7.00 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 47.00 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 18.92 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 18.20 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.52 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.80 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.40 FEET; SOUTH AT RIGHT ANGLES TO THE LAST

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DESCRIBED COURSE, A DISTANCE OF 1.05 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 12.50 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.61 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 25.08 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 31.62 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.85 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.13 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.85 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 57.40 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

NON-EXCLUSIVE EASEMENT APPURTANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CONTAINED IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED JANUARY 27, 2006 AND RECORDED FEBRUARY 1, 2006 AS DOCUMENT 0603232130 AS AMENDED BY THE FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 6, 2015 AS DOCUMENT NO. 1512616075 AND AS FURTHER AMENDED BY SECOND AMENDMENT RECORDED NOVEMBER 1, 2018 AS DOCUMENT NO. 1830545052 OVER, ON, ACROSS AND THROUGH THE CONDOMINIUM PROPERTY, AS DEFINED THEREIN.

PIN: 17-08-428-025

Address: 1101 W. Lake Street, First Floor, Chicago, IL 60607

Office of Cook County Clerk's Office