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Doc# 1912313036 Fee \$54.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2019 12:18 PM PG: 1 OF 9

After Recording Return To:

iStar Inc.
1114 Avenue of the Americas
39th Floor
New York, NY 10036
Attention: Associate General Counsel

SPACE ABOVE THIS LINE FOR RECORDER'S
USE ONLY

NOTICE OF TERMINATION OF LEASE

This Notice of Termination of Lease is made as of this 30th day of April, 2019, but effective as of August 31, 2018, by SFI Ford City – Chicago LLC, a Delaware limited liability company (“Owner”).

WHEREAS, Owner is the owner in fee title to the real property described on Exhibit A attached hereto and incorporated herein (the “Property”).

WHEREAS, the Property was the subject of that certain lease made by Chicago Industrial District, Inc., an Illinois corporation, as Lessor and The Firestone Tire & Rubber Company, an Ohio corporation, as Lessee, dated March 30, 1962, recorded on October 9, 1962 as Document Number 18613181 of the Real Property Records of Cook County, Illinois, as amended and assigned (“Lease Agreement”).

WHEREAS, on or before August 31, 2018, Lessee ceased to operate at the Property pursuant to the Lease Agreement and the letter attached as Exhibit B.

NOW THEREFORE, Owner hereby confirms that the Lease Agreement was terminated on or before August 31, 2018.

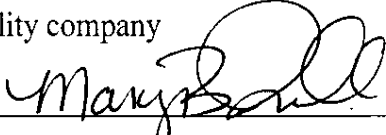
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IN WITNESS WHEREOF, the undersigned has executed this Notice of Termination of Lease as of the date hereof.


SFI Ford City – Chicago LLC, a Delaware limited liability company

By: 
Name: **Mary-Beth C. Roselle**
Title: **Senior Vice President & Associate General Counsel**

STATE OF New York)

COUNTY OF New York)

On the 29th day of April in the year 2019 before me, the undersigned, a Notary Public in and for said state, personally appeared Mary-Beth Roselle, SVP + AGC ~~personally known to me~~ or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/~~she~~ they executed the same in his/~~her~~ their capacity(ies), and that by his/~~her~~ their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Signature of Notary Public

JAREL LAMAR ROSSER
Notary Public, State of New York
No. 02RO6361319
Qualified in Bronx County
Commission Expires July 3, 2021

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Exhibit A

A TRACT OF LAND COMPRISED OF PART OF LOT 1 AND 2 IN "FORD CITY SUBDIVISION" OF PARTS OF THE NORTH 3/4 OF SECTION 27 AND THE SOUTHWEST 1/4 OF SECTION 22, BOTH IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1986 AS DOCUMENT NUMBER 86166800, IN COOK COUNTY, ILLINOIS, SAID TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 2 IN "FORD CITY SUBDIVISION" WHICH IS 2506.00 FEET, MEASURED PERPENDICULARLY EAST FROM THE WEST LINE OF SECTION 27 AND 1091.20 FEET, MEASURED PERPENDICULARLY, NORTH FROM A STRAIGHT LINE (HEREINAFTER REFERRED TO AS LINE "A") WHICH EXTENDS FROM A POINT ON SAID WEST LINE OF SECTION 27 WHICH IS 644.66 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SECTION, TO A POINT ON THE EAST LINE OF SAID SECTION 27 WHICH IS 619.17 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SOUTH 1/2; THENCE WEST ALONG A LINE 1091.20 FEET NORTH FROM AND PARALLEL WITH SAID LINE "A", A DISTANCE OF 324.00 FEET; THENCE NORTH ALONG A LINE WHICH IS 2182.00 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SECTION 27, A DISTANCE OF 196.07 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 AFORESAID;

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THENCE WEST ALONG SAID SOUTH LINE (BEING A LINE 1287.27 FEET NORTH FROM AND PARALLEL WITH LINE "A"), A DISTANCE OF 966.00 FEET; THENCE NORTH ALONG A LINE WHICH IS 1216.00 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SECTION 27, A DISTANCE OF 60.73 FEET; THENCE WEST ALONG A LINE WHICH IS 1348.00 FEET NORTH FROM AND PARALLEL WITH LINE "A", A DISTANCE OF 115.60 FEET; THENCE SOUTH ALONG A LINE WHICH IS 1100.40 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SECTION 27, A DISTANCE OF 60.73 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF LOT 1; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 417.95 FEET; THENCE NORTH ALONG A LINE WHICH IS 682.45 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SECTION 27, A DISTANCE OF 30.73 FEET; THENCE WEST ALONG A LINE WHICH IS 1318.00 FEET NORTH FROM AND PARALLEL WITH LINE "A", A DISTANCE OF 39.55 FEET; THENCE SOUTH ALONG A LINE WHICH IS 642.90 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SECTION 27, A DISTANCE OF 30.73 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, AFORESAID; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 152.35 FEET TO AN INTERSECTION WITH THE NORTHWARD EXTENSION OF THE WEST FACE OF AN EXISTING BUILDING; THENCE SOUTH ALONG SAID NORTHWARD EXTENSION AND ALONG SAID WEST FACE (BEING A LINE 490.55 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SECTION 27), A DISTANCE OF 17.31 FEET TO AN INTERSECTION WITH THE NORTH FACE OF AN EXISTING BUILDING; THENCE WEST ALONG SAID NORTH FACE (BEING A LINE 1269.96 FEET NORTH FROM AND PARALLEL WITH LINE A), A DISTANCE OF 70.36 FEET TO AN INTERSECTION WITH THE EAST FACE OF AN EXISTING BUILDING; THENCE NORTH ALONG SAID EAST FACE AND ALONG THE NORTHWARD EXTENSION OF SAID EAST FACE (BEING A LINE 420.19 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SECTION 27, A DISTANCE OF 17.31 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF LOT 1; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 169.89 FEET TO AN INTERSECTION WITH THE SOUTHWARD EXTENSION OF THE EAST LINE OF LOT 4 IN "FORD CITY SUBDIVISION" AFORESAID; THENCE NORTH ALONG SAID SOUTHWARD EXTENSION, A DISTANCE OF 4.73 FEET TO THE SOUTHEAST CORNER OF LOT 4 IN "FORD CITY SUBDIVISION" AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 165.30 FEET TO A POINT OF CURVE IN SAID SOUTHERLY LINE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE, SAID SOUTHERLY LINE BEING HERE AN ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 25.0 FEET, AN ARC DISTANCE OF 39.27 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 4, BEING ALSO THE EAST LINE OF SAID SOUTH CICERO AVENUE (SAID EAST LINE OF SAID CICERO AVENUE BEING A LINE 60.00 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SECTION 27); THENCE SOUTH ALONG SAID EAST LINE OF SOUTH CICERO AVENUE (SAID EAST LINE BEING ALSO THE EAST LINE OF SAID LOT 2 IN "FORD CITY SUBDIVISION"), A DISTANCE OF 1810.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING A POINT WHICH IS 198.82 FEET, AS MEASURED ALONG THE SOUTHWARD EXTENSION OF SAID EAST LINE OF SOUTH CICERO AVENUE, NORTH OF THE INTERSECTION OF SAID SOUTHWARD EXTENSION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTHEASTWARDLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 (SAID SOUTHERLY LINE BEING HERE THE NORTHERLY LINE OF WEST 77TH STREET DEDICATED BY DOCUMENT NUMBER 13112543), A DISTANCE OF 760.75 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE OF SAID LOT 2; THENCE SOUTHWARDLY ALONG A STRAIGHT LINE, SAID LINE BEING PERPENDICULAR TO SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, A DISTANCE OF 77.00 FEET TO AN INTERSECTION WITH A LINE WHICH IS 33.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, SAID POINT OF INTERSECTION BEING 765.00 FEET, AS MEASURED ALONG SAID PARALLEL LINE, EAST OF THE INTERSECTION OF SAID PARALLEL LINE WITH A LINE WHICH IS 50.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF SECTION 27; THENCE EASTWARDLY ALONG SAID LINE WHICH IS 33.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27 (SAID LINE BEING HERE ALSO THE SOUTH LINE OF SAID LOT 2), A DISTANCE OF 512.33 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27; THENCE SOUTHWARDLY ALONG SAID EAST LINE OF THE WEST 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, A

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DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, SAID SOUTHEAST CORNER BEING ALSO ON ANGLE POINT IN SAID SOUTHERLY LINE OF LOT 2; THENCE EASTWARDLY ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4, BEING ALSO THE SOUTHERLY LINE OF LOT 2, A DISTANCE OF 1178.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SAID SOUTHEAST CORNER OF LOT 2 BEING 700.55 FEET, MEASURED PERPENDICULARLY, SOUTH OF SAID LINE "A"; THENCE NORTH ALONG SAID EAST LINE OF LOT 2 (SAID EAST LINE BEING A LINE WHICH IS 2506.00 FEET, MEASURED PERPENDICULARLY, EAST FROM SAID WEST LINE OF SECTION 27, A DISTANCE OF 1791.75 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE TOOTSIE ROLL COMPANY, AN ILLINOIS CORPORATION BY TRUSTEES DEED RECORDED AUGUST 2, 2011 AS DOCUMENT NO. 1121444017 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOT 2, FORD CITY SUBDIVISION, CITY OF CHICAGO, COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT O, FORD CITY INDUSTRIAL RESUBDIVISION, CITY OF CHICAGO, COOK COUNTY, ILLINOIS; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 196.07 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 40 SECONDS EAST, 324.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 86.41 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST, 383.39 FEET; THENCE NORTH 45 DEGREES 02 MINUTES 43 SECONDS WEST, 82.89 FEET; THENCE NORTH 69 DEGREES 17 MINUTES 46 SECONDS WEST, 49.04 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG THE SOUTH EDGE OF A ROOF OVERHANG, 151.01 FEET; THENCE 60.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 90.70 FEET AND A LONG CHORD SUBTENDED BEARING SOUTH 70 DEGREES 50 MINUTES 17 SECONDS WEST, 59.30 FEET; THENCE SOUTH 46 DEGREES 22 MINUTES 51 SECONDS WEST, 81.23 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 01 SECONDS WEST, ALONG THE SOUTH EDGE OF A ROOF OVERHANG, 315.29 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 15.24 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 40 SECONDS WEST, ALONG THE SOUTH FACE OF AN EXTERIOR STUCCO WALL, 3.15 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST FACE OF AN INTERIOR DRYWALL WALL, 49.52 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 40 SECONDS WEST, ALONG THE NORTH FACE OF AN INTERIOR DRYWALL WALL, 41.40 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST FACE OF AN INTERIOR DRYWALL WALL, 6.42 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 40 SECONDS WEST, ALONG THE NORTH FACE OF AN INTERIOR DRYWALL WALL, 11.29 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST FACE OF AN INTERIOR BLOCK WALL, 210.22 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 40 SECONDS EAST, ALONG NORTH LINE OF SAID LOT 2, 800.87 FEET TO THE POINT OF BEGINNING.

Common Address: 7601 S. Cicero Avenue, Chicago, IL 60652

PIN Nos.

19-27-304-017-0000

19-27-304-019-0000

19-27-304-022-0000

19-27-304-023-0000

19-27-304-025-0000

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19-27-304-027-0000
19-27-304-035-0000
19-27-304-038-0000
19-27-100-065-0000
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19-27-100-067-0000

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Bridgestone Retail Operations, LLC, d/b/a "Firestone"

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June 19, 2018

YOU ARE HEREBY NOTIFIED that your tenancy of the Premises, being situated in the City of Chicago, County of Cook, and the State of Illinois, and known and described as follows: 1st Pad Site off of 76th Street at 7601 S. Cicero Avenue, Chicago, Illinois 60652 and also known as 7615 S. Cicero Avenue, Chicago, Illinois, Ford City Shopping Center, together with all building, sheds, closets, out-buildings, garages, and improvements used in connection with said Premises is terminated effective at 12:00 a.m. (midnight) on August 31, 2018 ("**Termination Date**").

YOU ARE FURTHER NOTIFIED that Landlord demands possession of the Premises after midnight on the Termination Date. Unless you vacate the Premises no later than midnight on the Termination Date, suit to recover possession of the Premises will be instituted after that date.

YOU ARE FURTHER NOTIFIED that the Landlord demands strict performance of all of the conditions, covenants, and terms of the above-captioned Lease and as required by statutory and common law, including, but not limited to, the obligation of the Tenant to keep the Premises in a clean, sanitary condition, and to return the Premises to the Landlord at the termination of this lease in as good order and condition as when received. Notwithstanding the above, this obligation includes, without limitation, the remediation of any and all environmental issues in the area underneath and surrounding the Premises, in accordance with the Environmental Remediation Escrow Agreement between you and the Landlord dated January 19, 2018.

AND YOU ARE FURTHER NOTIFIED that the Landlord is in specific need of possession of the Premises on said Termination Date in order to move forward with its plans for redevelopment of the Premises. These plans are further conditioned upon the Tenant's prompt and strict compliance with the remediation obligations set forth in the preceding paragraph. If Tenant improperly holds over after the Termination Date, or fails to timely and properly return the Premises in the condition required, the Tenant will interfere or prohibit Landlord from redeveloping the Premises, and will cause Landlord to suffer damages for lost rent and potential damages for breach of the contract with a future tenant at the Shopping Center. You are further notified that if the Tenant holds over, or fails to timely and properly return the Premises in the condition required, Landlord will seek to hold Tenant liable for all of its compensatory, special, and consequential damages, including, but not limited to, lost rents, lost profits, resulting breaches of contract(s), attorney's fees, construction costs, and additional damages. You are further notified that the Landlord will further seek to impose the increased statutory holdover rent pursuant to 735 ILCS 5/9-202.

All questions or inquiries regarding this matter should be directed to the undersigned.

Very truly yours,



Andrew J. Annes, as attorney and agent for Landlord

AJA:sk

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Bridgestone Retail Operations, LLC, d/b/a "Firestone"
Page 3 of 3
June 19, 2018

cc: Amy Henry, *via e-mail*
C. Michelle Panovich, *via e-mail*
Tracy Munno, *via e-mail*
Patty Mahony, *via e-mail*
Nancy J. Rich, *via e-mail*
Cynthia Tucker, *via e-mail*
Troy Stephan, *via e-mail*
Matt Labinski, *via e-mail*

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