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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/12/2019 11:42 AM PG: 1 OF 7

MEMORANDUM OF ASSIGNMENT OF LEASE

CCH11901333 LBSK @ All

Recording requested by, and
After recording return to:

Rahsaana Allen, Esq.
ExchangeRight Real Estate, LLC
1055 E. Colorado Blvd., Suite 310
Pasadena, California 91106

This Memorandum of Assignment of Lease is dated as of June 28, 2019, but effective as of June 28, 2019, by and between 159-80 L.L.C., an Illinois limited liability company, with an address of 520 West Erie Street, Suite 430E, Chicago, IL 60654 ("Assignor") and EXCHANGERIGHT NET LEASED PORTFOLIO 28 DST, a Delaware statutory trust, with an address of 1055 E. Colorado Blvd., Suite 310, Pasadena CA 91106 its successors and/or assigns ("Assignee") who acknowledge and agree as follows:

1. Assignment. Assignor and Bond Drug Company of Illinois, LLC, an Illinois limited liability company, as tenant, entered into a Lease dated August 19, 1996 (as may have been amended or assigned, the "Lease") for that certain real property ("Premises"), which legal description is attached hereto and incorporated herein as Exhibit "A," commonly known as:

Walgreens
7960 West 159th Street
Orland Park, IL 60462

A Memorandum of Lease was filed for record on December 31, 1996, in Document No. 96983337 of the Office of the Recorder of Cook County, Illinois.

Assignor has assigned the Lease to Assignee as more specifically set forth in that certain Assignment of Lease ("Assignment") effective on the date the deed transferring

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ownership of the Premises to Assignee is recorded. The Lease expires on January 31, 2073, subject to certain termination options as set forth in the Lease.

2. Purpose of Memorandum of Assignment of Lease. This Memorandum of Assignment of Lease is prepared for the purpose of recordation and does not modify the provisions of the Lease or the Assignment. The Lease and the Assignment are incorporated herein by reference. If there are any conflicts between the Lease or the Assignment and this Memorandum of Assignment of Lease, the provisions of the Lease or the Assignment, as the case may be, shall prevail.

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

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ASSIGNEE:

EXCHANGERIGHT NET LEASED PORTFOLIO 28 DST,
a Delaware statutory trust

By: EXCHANGERIGHT ASSET MANAGEMENT, LLC,
a California limited liability company,
its Manager

By: EXCHANGERIGHT REAL ESTATE, LLC,
a California limited liability company,
its sole Member

By: *Warren Thomas*
Name: Warren Thomas
Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

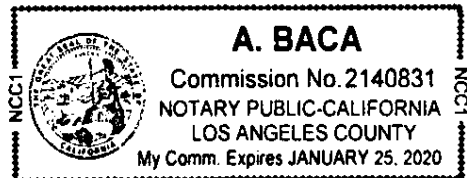
On June 26, 2019 before me, A. Baca, Notary Public (here insert name and title of officer), personally appeared Warren Thomas, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *A. Baca*

(Seal)



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This Instrument Was Prepared By:

Rahsaana Allen, Esq.
ExchangeRight Real Estate, LLC
1055 E. Colorado Blvd., Suite 310
Pasadena, California 91106

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Exhibit A

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EXHIBIT A

Legal Description

PARCEL 1:

Lot 1 in Final Plat of Lac Subdivision, a part of a tract of land being the North 300.80 feet of the South 300 feet (except the East 648.00 feet) of the West 1/2 of the southwest quarter of Section 13, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded November 21, 1997, as Document Number 97874579, in Cook County, Illinois.

Parcel 1A

Easement for the installation, maintenance, repair and replacement of water drainage systems or structures, detention areas and other public utilities over lots 2 and 3 in the final plat of Lac subdivision, as created by declaration of Covenants, Conditions and Restrictions and easements recorded November 21, 1997, as Document Number 97874580.

Common Property Address: 7960 West 159th Street, Orland Park, Illinois 60462

Permanent Index Nos.: 27-13-317-001-0000