

# UNOFFICIAL COPY

Doc#: 1919813185 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/17/2019 10:51 AM Pg: 1 of 4

## EXHIBIT: MEMORANDUM OF GROUND LEASE

1965T037033PK - BM 2074  
This Document Prepared by, and  
after Recording should be Returned to:



Robert Anthony  
Community Partners for Affordable Housing  
400 Central Avenue, #111  
Highland Park, IL 60035

## MEMORANDUM OF GROUND LEASE

[Recording information]

This Memorandum of Ground Lease ("the "Memorandum") is made and entered into this 10 th day of July, 2019 by and between Katarzyna Sobieraj-Tesar and Miles Tesar, whose address is 2212 Washington Street, Evanston, IL 60202 ("Lessee") and CPAH CLT LLC, an Illinois non for profit corporation ("Lessor"), whose address is 800 S. Milwaukee Ave., Suite 312, Libertyville, IL 60048.

### WITNESSETH:

Lessor is the owner of certain real property located in the City of Evanston, County of Cook, State of Illinois, known as 2212 Washington Street, Evanston, IL 60202 (the "Leased Premises"), more particularly described as follows:

LOT 6 IN BLOCK 2 IN RAY TENNE'S FIRST ADDITION TO EVANSTON BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHP 41 NORTH, RANGE 13 EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:                   2212 Washington Street  
  Evanston, IL 60202

PIN:                                       10-24-305-006-000

Lessee is the owner of the Improvements located on the Leased Premises and purchased the Improvements subject to the terms of an unrecorded Ground Lease between Lessor and Lessee ("Ground Lease"), which Ground Lease is dated       , 2019.

The provisions of the Ground Lease include, but are not limited to, the following:

# UNOFFICIAL COPY

1. The Ground Lease commences on \_\_\_\_\_, **2019** and terminates on \_\_\_\_\_, 2118. The Ground Lease is subject to a renewal for a period of ninety-nine (99) years.
2. The Ground Lease prohibits Lessee from mortgaging the Improvements and Lessee's interest in the Leased Premises without prior consent of the Lessor.
3. The Ground Lease requires that in the event Lessee intends to sell the Improvements, Lessee shall notify Lessor of such intent; and that, thereupon, Lessor shall have the option to purchase the Improvements on the terms and conditions contained in the Ground Lease. The Improvements may not be conveyed to a third party without compliance with the terms of the Ground Lease.
4. The Ground Lease stipulates that the Lessee's interest in the Leased Premises shall not be assigned, subleased, sold, or otherwise conveyed without the prior written consent of the Lessor.
5. The Ground Lease requires that the Leased Premises be used only for residential purposes. Any additions or alterations to the Improvements must comply with the terms of the Ground Lease.
6. The Ground Lease requires that no liens for services, labor, or materials shall attach to the Lessor's title to the Leased Premises.
7. The Ground Lease requires the Lessee to make certain monthly payments.
8. The Ground Lease requires that this Memorandum of Ground Lease be recorded in the records of Lake County, Illinois.

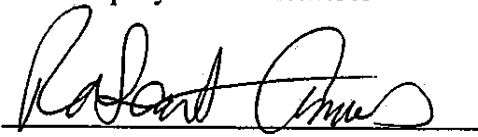
This Memorandum of Ground Lease is executed pursuant to the provisions contained in the Ground Lease and is not intended to vary the terms and conditions of the Ground Lease, but is intended only to give notice of such Ground Lease and certain provisions thereof.

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Ground Lease.

LESSOR:


By: CPAH CLT LLC, an Illinois limited liability company

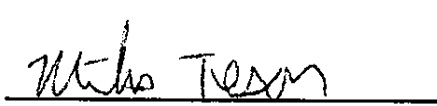
By: Community Partners for Affordable Housing, a not for profit company its sole member



Robert Anthony, President

LESSEE

By:   
Katarzyna Sobieraj-Tesar

By:   
Miles Tesar

# UNOFFICIAL COPY

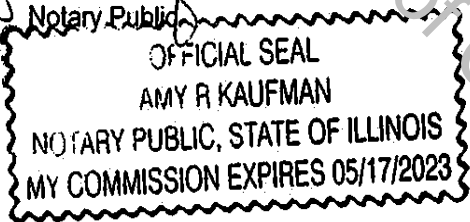
## ACKNOWLEDGMENT OF LESSOR

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Lake )

I, Amy R. Kaufman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert Anthony, the duly authorized President of Community Partners for Affordable Housing, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Memorandum of Ground Lease as such \_\_\_\_\_, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his 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 official seal this 10 day of July, 2019.

Amy R Kaufman  
Notary Public



My Commission Expires:

5/17/19

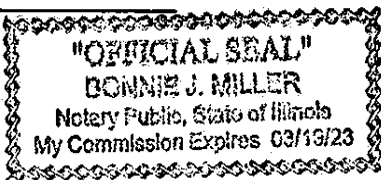
## ACKNOWLEDGMENT OF LESSEE

STATE OF IL )  
 ) SS  
COUNTY OF Cook )

I, Bonnie J Miller, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Katarina S. ..., personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing Memorandum of Ground Lease appeared before me this day in person and acknowledged that he/she (they) signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 10 day of July, 2019.

Bonnie J Miller  
Notary Public



My Commission Expires:

\_\_\_\_\_

# UNOFFICIAL COPY

## ACKNOWLEDGMENT OF LESSEE

STATE OF IL )  
 ) SS  
 COUNTY OF COOK )

Bonnie J. Miller, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Wesley, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing Memorandum of Ground Lease appeared before me this day in person and acknowledged that he/she (they) signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 10 day of July, 2019.

*[Signature]*

Notary Public

My Commission Expires:



\_\_\_\_\_

Property of Cook County Clerk's Office