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Edward M. Moody
Cook County Recorder of Deeds
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Prepared By and return to:
Jameson & Powers, P.C.
Attn: Holly J. Powers
17110 Dallas Parkway
Suite 210
Dallas, TX 75248

MEMORANDUM OF MASTER LEASE AGREEMENT

This Memorandum of Master Lease Agreement is made this 16th day of July, 2019, between **Park Harbor Village, LLC**, an Illinois limited liability company, with a mailing address of 208 So LaSalle Street, Suite 814, Chicago, Illinois 60604 Attn: Howard Fairbanks, Managing Member, hereinafter referred to as "LESSOR", and **Park Harbor MHP Calumet City IL, LLC**, a Delaware limited liability company, with its principal office located at 1371 East 2100 South, Suite 200, Salt Lake City, UT 84105, hereinafter referred to as "LESSEE". LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party". Capitalized terms are defined in the Lease Agreement.

1. LESSOR and LESSEE entered into a Master Lease Agreement (the "Lease Agreement") on July 16, 2019 for an initial term beginning on the Effective Date and terminating on the earlier of completion of all repairs to the Property or two years from the Effective Date, commencing on the Commencement Date. LESSEE shall have the right and option to extend the Initial Term for additional successive periods of sixty (60) days each as needed to complete the Repairs, pursuant to the terms and conditions of the Lease.
2. LESSOR hereby leases to LESSEE the real property developed and operating as a manufactured housing community with a street address and legal description as set forth on Exhibit A attached hereto. LESSOR has transferred all manufactured homes, notes and installment contracts owned by LESSOR and located on the real property to LESSEE upon the execution of the Lease (the "Homes").
3. LESSOR hereby grants to LESSEE an exclusive option to purchase the Property ("Purchase Option") in accordance with Article IX of the Lease. LESSOR covenants to refrain from marketing, alienating, encumbering, disposing or transferring the Property from and after the execution of this Lease, to any other person or entity other than LESSEE, during the Term hereof. LESSOR agrees to remove all signs advertising the Property for sale and not to accept any further offers for purchase during the Term.
4. At any time during the Term of this Lease, LESSEE may exercise its option to purchase the Property by delivery of written notice of such exercise to LESSOR. LESSEE shall be under no obligation to exercise the Purchase Option, and LESSEE's willingness to do so is expressly contingent upon the approval by all Governmental Authorities of the Repairs and receipt of written evidence that the Property is in compliance with all Legal Requirements. If LESSEE elects not to purchase the Property, LESSEE shall so notify LESSOR at the end of the Term, and the provisions of the Promissory Note and Mortgage referenced in Section 13.01 shall govern the parties' relationship thereafter.
5. The terms, covenants and provisions of the Lease Agreement are hereby incorporated by reference into this Memorandum and shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.

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IN WITNESS WHEREOF, hereunto and to a duplicate hereof, LESSOR and LESSEE have caused this Memorandum to be duly executed on the date first written hereinabove.

LESSOR:

Park Harbor Village, LLC
An Illinois limited liability company

By: [Signature]
Name: Howard Fairbanks
Its: Managing Member

LESSEE:

Park Harbor MHP Calumet City IL, LLC
a Delaware limited liability company

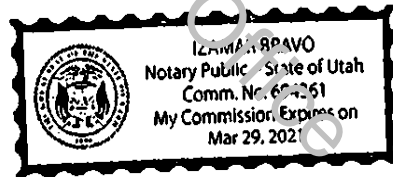
By: [Signature]
Name: Greg Nelson
Its: Authorized representative

Utah
State of ~~Illinois~~, County of Utah

This Memorandum of Lease was acknowledged before me on July 16, 2019 by Howard Fairbanks, Managing Member of Park Harbor Village, LLC, an Illinois limited liability company.

My Appointment Expires: March 29, 2021

[Signature]
Notary Public



State of _____, County of _____.

This Memorandum of Lease was acknowledged before me on _____, 2019 by Greg Nelson of Park Harbor MHP Calumet City IL, LLC, a Delaware limited liability company.

My Appointment Expires: _____

Notary Public

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IN WITNESS WHEREOF, hereunto and to a duplicate hereof, LESSOR and LESSEE have caused this Memorandum to be duly executed on the date first written hereinabove.

LESSOR:

Park Harbor Village, LLC
An Illinois limited liability company

By: _____
Name: Howard Fairbanks
Its: _____

LESSEE:

Park Harbor MHP Calumet City IL, LLC
a Delaware limited liability company

By: *Greg Nelson*
Name: Greg Nelson
Its: Authorized representative

State of Illinois, County of _____

This Memorandum of Lease was acknowledged before me on _____, 2019 by Howard Fairbanks, Managing Member of **Park Harbor Village, LLC**, an Illinois limited liability company.

My Appointment Expires: _____

Notary Public

State of UTAH, County of SALT LAKE.

This Memorandum of Lease was acknowledged before me on July 16, 2019 by Greg Nelson of **Park Harbor MHP Calumet City IL, LLC**, a Delaware limited liability company.

My Appointment Expires: 10/29/2022

Yvonne M Schenk
Notary Public



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EXHIBIT A
4 Oak Court, Calumet City
IL 60409

PARCEL 1

That part of the Southwest 1/4 of Section 1, Township 36 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at a point in the east line of Stony Island Avenue as widened which is 131.70 feet east of the west line of said Section 1 and 133 feet north of the south line of said Section 1 and running thence east along a line which is 133 feet north of the south line of Section 1 and the north line of property of Pennsylvania Railroad Company for a distance of 800 feet to a point; thence north at right angles to last described line for a distance of 375 feet; thence west on a line which is parallel to the south line of Section 1 to a point of intersection of said last described line with east line of Stony Island Avenue as widened; thence south along said easterly line of Stony Island Avenue as widened to a place of beginning, in Cook County, Illinois.

PARCEL 2

The north 103 feet of the south 133 feet of the west 1300 feet of the Southwest 1/4 of Section 1, Township 36, Range 14, east of the Third Principal Meridian, in Cook County, Illinois

Said Parcel 2 has been more recently described on an ALTA/NSPS Land Title Survey made by Warren D. Johnson of Exacta Land Surveyors, LLC, Survey No. 1902.2250 dated March 26, 2019 and last revised May 15, 2019, as follows:

That part of the Southwest 1/4 of Section 1, Township 36 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at the intersection of east right of way line of Stony Island Avenue and the north right of way line of State Street; thence North 2°33'44" East along the east line of Stony Island Avenue a distance of 103.16 feet; thence North 89°43'06" East a distance of 1170.09 feet; thence South 0°43'06" East a distance of 103.46 feet to a point on the northerly line of State Street; thence North 90°00'00" West along the north right of way line of State Street a distance of 1176.00 feet to the Point of Beginning, in Cook County, Illinois.

PARCEL 3

A strip of land 20 feet in width in the Southwest 1/4 of Section 1, Township 36 North Range 14 east of the Third Principal Meridian, said strip being described as follows: Beginning at a point on a line drawn parallel with and 133 feet north of the south line of said Section 1, said point being 20.06 feet east of the east line of a tract conveyed to Frank Bazek by deed recorded in the Recorder's Office of Cook County, Illinois on December 14, 1948 as Document 14461204; thence north parallel with said east line of said tract a distance of 395 feet; thence west parallel with said south line of Section 1, a distance of 804.25 feet to the east line of Stony Island Avenue; thence south along said east line of Stony Island Avenue, a distance of 20.06 feet to the north line of the aforesaid tract; thence east along said north line of said tract, a distance of 785.05 feet to the northeast corner of said tract; thence south along the east line of said tract, a distance of 375 feet to an intersection with said line drawn parallel with and 133 feet north of said south line of Section 1; thence east along said parallel line, a distance of 20 feet to the point of beginning, in Cook County, Illinois.

Parcel/APN/Tax ID: 29-01-300-005 & 29-01-300-011 & 29-01-300-056