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AFTER RECORDING RETURN TO:

Jeffrey D. Hoffenberg, Esq.
Levenfeld Pearlstein, LLC
2 N. LaSalle Street, Suite 1300
Chicago, IL 60602



Doc# 1921006176 Fee \$88.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
EDWARD M. HOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 07/29/2019 02:49 PM PG: 1 OF 9

ASSIGNMENT AND ASSUMPTION OF REA

THIS ASSIGNMENT AND ASSUMPTION OF REA (this "Assignment") is entered into as of the ___ day of July, 2019, between 1515 N. HALSTED LLC, a Delaware limited liability company ("Assignor") and CPG Chicago LLC, a Delaware limited liability company ("Assignee").

1. Property. The "Property" means the real property located in the City of Chicago, County of Cook, State of Illinois, more particularly described on Exhibit A attached hereto and made a part hereof.

2. REA. The "REA" means that certain Operating and Reciprocal Easement Agreement made by Assignor dated of even date herewith and recorded in the Office of the Recorder of Cook County on July 29, 2019 as Document No. 1921006176.

3. Assignment. For good and valuable consideration received by Assignor, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby grants, transfers and assigns to Assignee the entire right, title and interest of Assignor, solely as the Residential Owner (as such term is defined in the REA), in and to the REA accruing from and after the date hereof.

4. Assumption. Assignee hereby assumes the covenants, agreements and obligations of Assignor, solely as the Residential Owner, under the REA which are applicable to the period and required to be performed from and after the date of this Assignment, but not otherwise.

5. Attorneys' Fees. If either Assignee or Assignor, or their respective successors or assigns, file suit to enforce the obligations of the other party under this Assignment, the prevailing party shall be entitled to recover the reasonable fees and expenses of its attorneys.

6. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of Assignor and Assignee and their respective successors and assigns.

7. Limited Liability. Assignor's liability hereunder shall, at all times, be subject to the limitations set forth in Section 12 of the Purchase and Sale Agreement dated as of May 17, 2019 by and between Assignor, as Seller, and Assignee, as Purchaser, as amended.

8028 951461

S ✓
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S ✓
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SC ✓
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8. Counterparts. This Assignment may be signed in any number of counterparts each of which shall be deemed to be an original and all of which taken together shall constitute one and the same instrument.

[Signature Pages Follow]

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

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IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment the day and year first above written.

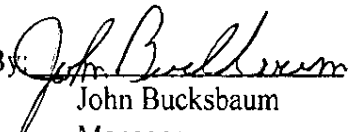
ASSIGNOR:

1515 N. HALSTED LLC, a Delaware limited liability company

By: New City Chicago LLC, a Delaware limited liability company, its sole member

By: New City JV LLC, a Delaware limited liability company, its managing member

By: Maxel New City LLC, a Delaware limited liability company, a member

By: 
John Bucksbaum
Manager

By: Halsted/Clybourn, LLC, an Illinois limited liability company, a member

By: _____
J. Michael Drew
Manager

By: _____
Daniel A. Lukas
Manager

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment the day and year first above written.

ASSIGNOR:

1515 N. HALSTED LLC, a Delaware limited liability company

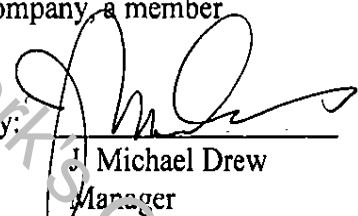
By: New City Chicago LLC, a Delaware limited liability company, its sole member

By: New City JV LLC, a Delaware limited liability company, its managing member

By: Maxel New City LLC, a Delaware limited liability company, a member

By: _____
John Bucksbaum
Manager

By: Halsted/Clybourn, LLC, an Illinois limited liability company, a member

By: 
J. Michael Drew
Manager

By: 
Daniel A. Lukas
Manager

Property of Cook County Clerk's Office

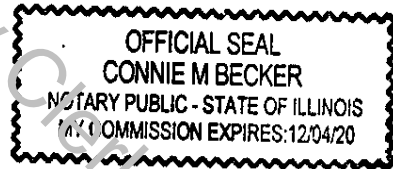
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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Connie M Becker, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John Bucksbaum, personally known to me or properly identified to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he is a Manager of Maxel New City LLC, a Delaware limited liability company, a member of New City JV LLC, a Delaware limited liability company, the managing member of New City Chicago LLC, a Delaware limited liability company, the sole member of 1515 N. Halsted LLC, a Delaware limited liability company, and that by authority duly given and as an act of said manager for and on behalf of said Delaware limited liability company, as a member of said Delaware limited liability company, as managing member of said Delaware limited liability company as the sole member of said Delaware limited liability company signed and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 17th day of July, 2019.

Connie M Becker
Notary Public
My Commission Expires: 12/04/20



Notary Public Cook County Clerk's Office

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Connie M Becker, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Daniel A. Lukas, personally known to me or properly identified to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he is a Manager of Halsted/Clybourn, LLC, a Delaware limited liability company, a member of New City JV LLC, a Delaware limited liability company, the managing member of New City Chicago LLC, a Delaware limited liability company, the sole member of 1515 N. Halsted LLC, a Delaware limited liability company, and that by authority duly given and as an act of said manager for and on behalf of said Delaware limited liability company, as a member of said Delaware limited liability company, as managing member of said Delaware limited liability company as the sole member of said Delaware limited liability company signed and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 17th day of July, 2019.

Connie M Becker
Notary Public
My Commission Expires: 12/04/20



Notary Public's Office

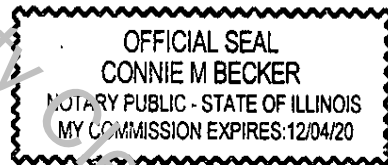
UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Connie M Becker, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT J. Michael Drew, personally known to me or properly identified to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he is a Manager of Halsted/Clybourn, LLC, a Delaware limited liability company, a member of New City JV LLC, a Delaware limited liability company, the managing member of New City Chicago LLC, a Delaware limited liability company, the sole member of 1515 N. Halsted LLC, a Delaware limited liability company, and that by authority duly given and as an act of said manager for and on behalf of said Delaware limited liability company, as a member of said Delaware limited liability company, as managing member of said Delaware limited liability company as the sole member of said Delaware limited liability company signed and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 17th day of July, 2019.

Connie M Becker
Notary Public
My Commission Expires: 12/04/20



Clerk's Office

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ASSIGNEE:

CPG CHICAGO LLC,
a Delaware limited liability company

By: Michael Miller
Name: Michael Miller
Title: Authorized Signatory

District
STATE OF Columbia)
) ss
COUNTY OF _____)

I, Lisa E Telliga, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Miller, personally known to me or properly identified to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she is an authorized signatory of CPG Chicago LLC, a Delaware limited liability company, and that by authority duly given and as an act of said manager for and on behalf of said Delaware limited liability company, signed and delivered said instrument as his/her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 11th day of July, 2019.

Lisa E Telliga
Notary Public

My Commission Expires: June 14, 2021



[Signature Page to Assignment and Assumption of REA]

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EXHIBIT A

LOTS 5, 5RP, 5T and 11 IN NEW CITY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2018 AS DOCUMENT 1808744017, IN COOK COUNTY ILLINOIS.

Address: 1457 North Halsted Street, Chicago, Illinois

PINs: 17-04-112-062-0000

17-04-112-063-0000

17-04-112-064-0000

17-04-112-070-0000

The following PINs are the pre-subdivided/underlying PINs and are included herein for reference only:

17-04-112-042-0000, affecting part of the land and other property

17-04-112-043-0000, affecting part of the land and other property

17-04-112-046-0000, affecting part of the land and other property

17-04-112-047-0000, affecting part of the land and other property

17-04-112-052-0000, affecting part of the land and other property

17-04-112-053-0000, affecting part of the land and other property

17-04-112-055-0000, affecting part of the land and other property