

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

LINDA A. NAGLE, ESQ  
5005 W. TOUHY  
SUITE 200  
SKOKIE, IL 60077



Doc# 1922806178 Fee \$65.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/16/2019 04:19 PM PG: 1 OF 8

AFTER RECORDING MAIL TO:

GREENBERG TRAUERIG, LLP  
77 W. WACKER DRIVE, SUITE 3100  
CHICAGO, IL 60601  
ATTENTION: ARIEL N. MURRAY, ESQ.

## ASSIGNMENT AND ASSUMPTION OF LEASE

This Assignment and Assumption of Lease (this "Assignment") is dated as of Aug. 15, 2019 (the "Effective Date"), by and between 73 WEST LLC, an Illinois limited liability company, as assignor ("Assignor") and MONROE OFFICE LLC, a Delaware limited liability company, as assignee ("Assignee").

WHEREAS, Assignor is the "Lessor" and successor to the First National Bank of Chicago, as Trustee under the provisions of a Trust Agreement dated November 16, 1943, and known as its Trust Number 30854 under that certain Lease dated July 1, 1953 and recorded July 2, 1953 as Document No. 15658854 for a term beginning July 1, 1953 and ending June 30, 2103 (the "Lease"); and

WHEREAS, the Lease affects all or a portion of the property described on Exhibit A attached to and made a part of this Assignment; and

WHEREAS, Assignor and Assignee wish to enter into this Assignment to ensure that all of the Assignor's rights, title, interest, obligations and responsibilities as "Lessor" under the Lease are assigned to and assumed by Assignee.

NOW THEREFORE, in consideration of the foregoing and the covenants and conditions hereinafter contained and for other good and valuable consideration, the parties agree as follows:

1. Assignment. As of the Effective Date, Assignor hereby sells, transfers and assigns to Assignee all of Assignor's rights, title, interest, obligations and responsibilities as "Lessor" in and under the Lease.

CCH1902637ALD  
EPENNETTI  
4 OF 4

SIX  
P 8  
S  
M  
SC  
E  
INT

# UNOFFICIAL COPY

2. **Assumption.** Assignee hereby accepts the foregoing sale, transfer and assignment and assumes and undertakes all covenants, stipulations, agreements, obligations and restrictions of and on the part of "Lessor" under the Lease from and after the Effective Date.

3. **Multiple Counterparts/Facsimile Signatures.** This Assignment may be executed in a number of identical counterparts.

4. **Benefit.** This Assignment shall be binding upon and inure to the benefit of the parties hereto, their respective successors and assigns.

[Signature pages follow]

MAIL SUBSEQUENT TAX BILLS TO:

Monroe Office LLC  
c/o R2 Property Management, LLC  
1200 N. North Branch Street  
2<sup>nd</sup> Floor  
Chicago, Illinois 60642

Property of Cook County Clerk's Office

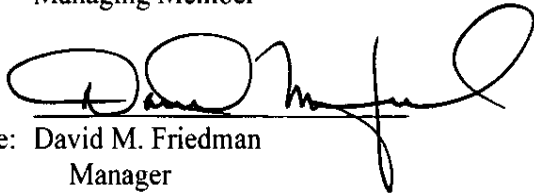
# UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties have hereunto set their respective hands the day and year first above written.

**ASSIGNOR:**

**73 WEST LLC**, an Illinois limited liability company

By: CLARK MONROE CAPITAL LLC,  
an Illinois limited liability company  
Managing Member

By:   
Name: David M. Friedman  
Manager

Property of Cook County Clerk's Office

[Additional signature page follows]

**COOK COUNTY  
RECORDER OF DEEDS**

# UNOFFICIAL COPY

STATE OF ILLINOIS )

) ss.

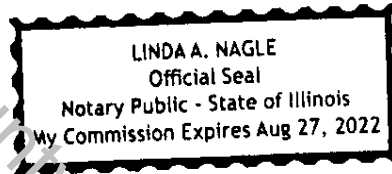
COUNTY OF COOK )

I, LINDA A NAGLE, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David M. Friedman, the Manager of Clark Monroe Capital LLC, an Illinois limited liability company, Managing Member of 73 West LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own 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 notarial seal, this 13<sup>th</sup> day of August, 2019.

*Linda A. Nagle*

NOTARY PUBLIC




(SEAL)

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

ASSIGNEE:

MONROE OFFICE LLC,  
a Delaware limited liability company

By:   
 Name: Matthew J Lambert  
 Its: Vice President

Property of Cook County Clerk's Office

[Notarial jurats follow]

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

# UNOFFICIAL COPY

STATE OF NEW YORK )

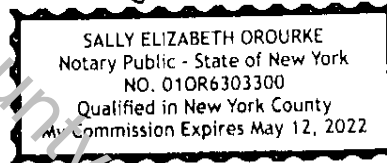
) ss.

COUNTY OF NEW YORK )

I, Sally O'Rourke, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Matthew J Lambert, the Vice President of Monroe Office LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 12<sup>th</sup> day of August, 2019.

Sally O'Rourke  
NOTARY PUBLIC



(SEAL)

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF ORIGINAL LOT 1 IN BLOCK 120 IN SCHOOL SECTION ADDITION TO CHICAGO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT, 59 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, RUNNING THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 90 FEET MORE OR LESS TO THE EAST LINE OF SAID LOT; THENCE NORTH ON THE EAST LINE OF SAID LOT TO A POINT 115 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST TO A POINT ON THE WEST LINE OF SAID LOT, 115 FEET SOUTH OF THE NORTHWEST CORNER THEREOF AND THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE NORTH 43 FEET OF LOT 1 IN BLOCK 120 IN SCHOOL SECTION ADDITION TO CHICAGO OTHERWISE DESCRIBED AS FOLLOWS:

LOT 7 IN COUNTY CLERK'S DIVISION OF BLOCK 120 AFORESAID; ALSO THE 24 FEET SOUTH OF AND ADJOINING THE NORTH 43 FEET OF LOT 1 IN BLOCK 120 IN SCHOOL SECTION ADDITION TO CHICAGO OTHERWISE DESCRIBED AS FOLLOWS:

LOT 8 IN COUNTY CLERK'S DIVISION OF BLOCK 120 AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THE 24 FEET SOUTH OF AND ADJOINING THE NORTH 67 FEET OF LOT 1 IN BLOCK 120 IN SCHOOL SECTION ADDITION TO CHICAGO OTHERWISE DESCRIBED AS:

LOT 9 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

THE 24 FEET SOUTH OF AND ADJOINING THE NORTH 91 FEET OF LOT 1 IN BLOCK 120 IN SCHOOL SECTION ADDITION TO CHICAGO OTHERWISE DESCRIBED AS:

LOT 10 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

PARCEL 5:

THE NORTH 50 FEET OF THE SOUTH 59 FEET OF LOT 1 IN BLOCK 120 IN SCHOOL SECTION ADDITION TO CHICAGO OTHERWISE DESCRIBED AS:

LOT 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 79 West Monroe Street, Chicago, Illinois 60603

PIN(S):

17-16-212-001-0000

17-16-212-002-0000

17-16-212-003-0000

17-16-212-004-0000

17-16-212-005-0000

17-16-212-006-0000

Property of Cook County Clerk's Office