


# UNOFFICIAL COPY

Prepared by and after recording  
return to:  
Mayer Brown LLP  
71 S. Wacker Drive  
Chicago, Illinois 60606  
ATTN: Jack Edelbrock

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1 of 8

  
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EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 09/17/2019 03:20 PM PG: 1 OF 5

## LEASE TERMINATION AGREEMENT

THIS TERMINATION AGREEMENT is entered into and is effective as of the 29th day of August, 2019 by and between CC CARE, LLC, a Delaware limited liability company ("Lessee") and CC CHICAGO, LLC, a Delaware limited liability company ("Lessor"),

WHEREAS, Lessee and Lessor entered into a Lease for a term of years commencing June 27, 2012 (together with any amendments, if any, collectively the "Lease") for the property known as 4314 S. Wabash Avenue, Chicago, Illinois 60653, relating to property legally described in Exhibit A hereto (the "Property");

WHEREAS, a memorandum of the Lease was executed and recorded in the Office of the Recorder of Cook County, Illinois as Instrument Numbers 1218122042 and 1218122045;

WHEREAS, pursuant to Section 6.1 of that certain Modified First Amended Joint Plan of Liquidation dated May 23, 2019 (as amended, the "Plan of Liquidation"), filed in the Chapter 11 cases of Lessee and certain of its affiliates, pending *in re CC Care, LLC, et al.*, Case No. 17-32406, in the United States Bankruptcy Court for the Northern District of Illinois, Eastern Division (the "Bankruptcy Court") and confirmed by an Order of the Bankruptcy Court entered on August 13, 2019, Lessee rejected the Lease under Section 365 of the Bankruptcy Code, effective as of the effective date of the Plan of Liquidation;

WHEREAS, it is a further requirement of Section 6.1 of the Plan of Liquidation that the release and termination of any interest of Lessee under the Lease in and to the

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Property as a result of such rejection be evidenced by a recordable instrument, effective as of such effective date of the Plan of Liquidation; and

WHEREAS, such effective date of the Plan of Liquidation has occurred as of the date set forth above.

THEREFORE, in consideration of the preceding Recitals, the Lessee and the Lessor agree that, effective as of date set forth above, the Lease is terminated, and all rights and interests of the Lessee relative to the Property, including the right of possession, have been released, terminated, and otherwise extinguished.

**[Signature Pages Follow]**

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the parties have signed this termination agreement as of the date first above written.

**LESSOR:**

**CC Chicago, LLC,**  
a Delaware limited liability company

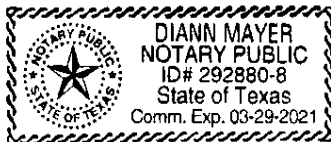
By: [Signature]  
Name: Jimmy Nassour  
Title: Manager

STATE OF TEXAS

COUNTY OF TRAVIS

I, Diann Mayer, a notary public in and for said County, in the State aforesaid, do hereby certify that Jimmy Nassour, the manager of CC Chicago LLC and the sole member of CC Chicago, LLC, a Delaware limited liability company, and personally known to me or proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such he signed and delivered said instrument pursuant to authority, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27th day of August, 2019.



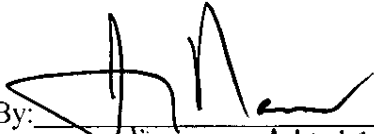
[Signature]  
Notary Public

[signatures continued]

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**LESSEE:**

**CC Care, LLC,**  
a Delaware limited liability company

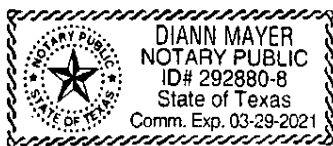
By:   
Name: Jimmy Nassour  
Title: manager

STATE OF TEXAS

COUNTY OF TRAVIS

I, Diann Mayer, a notary public in and for said County, in the State aforesaid, do hereby certify that Jimmy Nassour, the manager of CC Care LLC and the sole member of CC Care, LLC, a Delaware limited liability company, and personally known to me or proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such he signed and delivered said instrument pursuant to authority, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27<sup>th</sup> day of August, 2019.



Diann Mayer  
Notary Public

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## Exhibit A to Lease Termination Legal Description

### PARCEL 1:

LOTS 12, 14, 16, 18, 20 AND 22 (EXCEPT THAT PART TAKEN FOR WIDENING OF SOUTH WABASH AVENUE) IN BLOCK 1 OF PETER SHIMP'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOTS 2, 4, 6, 8 AND THE NORTH 1 FOOT OF LOT 10 (EXCEPT THAT PART TAKEN FOR WIDENING OF WABASH AVENUE) IN BLOCK 2 ALL IN PETER SHIMP'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

THE ALLEY BETWEEN LOT 22 IN BLOCK 1 AND LOT 2 IN BLOCK 2 OF PETER SHIMP'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, VACATED BY ORDINANCE PASSED FEBRUARY 13, 1935 AND RECORDED MARCH 7, 1935 AS DOCUMENT 11579716, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NO. 20-03-300-021-0000; 20-03-300-022-0000; 20-03-300-023-0000; 20-03-300-024-0000; 20-03-300-025-0000; and 20-03-300-026-0000

COMMON ADDRESS: 4314 S. Wabash Avenue, Chicago, Illinois 60653