

# UNOFFICIAL COPY

This instrument prepared by  
and after recording return to:



\*1927745096\*

Elizabeth D. Santis  
Elizabeth D. Santis, P.C.  
1040 W. Adams Street  
Suite 220  
Chicago, Illinois 60607

Doc# 1927745096 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2019 02:10 PM PG: 1 OF 5

*Reserved for Recorder's use.*

## RELEASE OF MEMORANDUM OF CONTRACT

THIS RELEASE OF MEMORANDUM OF CONTRACT (this "**Release**") is made as of September 30, 2019 by **FULTON/RACINE PROPERTY, LLC**, an Illinois limited liability company ("**Seller**"), and **1200 WEST FULTON MARKET, LLC**, a Delaware limited liability company ("**Buyer**").

Seller and Buyer hereby acknowledge and agree as follows:

1. Existence of the Agreement. Seller and Buyer have entered into that certain agreement (the "**Agreement**") captioned "Purchase and Sale Agreement," dated June 29, 2017, providing, among other matters, for Buyer's purchase from Seller of certain land and improvements located in the City of Chicago, County of Cook, State of Illinois, as more particularly described in Exhibit A attached hereto and made a part hereof (the "**Property**"). Seller holds fee simple title to the Property.

2. Memorandum. Seller and Buyer executed that certain Memorandum of Contract, dated June 29, 2017, recorded with the Cook County Recorder of Deeds on July 5, 2017 as Document No. 1718639233 (the "**Memorandum**").

3. Termination; Release. The Agreement has terminated by its terms and the Memorandum is hereby terminated and released of record. All parties dealing with title to the Property after the date hereof are entitled to ignore the existence of the Memorandum and the Agreement.

[Remainder of page intentionally left blank. Signature blocks appear on the following pages.]

*Box 400*

S Y  
P 5  
S      
M X  
SC      
E X  
INT    

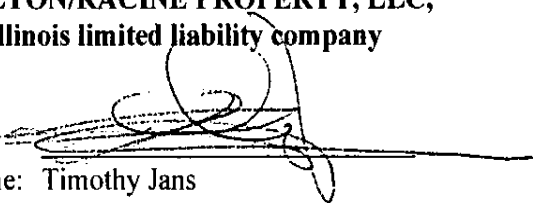
*A 0012 4343 AC B. Johnson*

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have duly executed and delivered this Release on the day and year first above written.

**SELLER:**

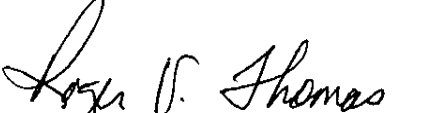
**FULTON/RACINE PROPERTY, LLC,  
an Illinois limited liability company**

By:   
Name: Timothy Jans  
Title: Manager

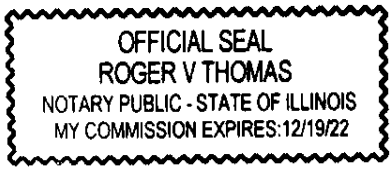
STATE OF ILLINOIS        )  
  )        SS.  
COUNTY OF COOK        )

I, ROGER V. THOMAS, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy Jans, Manager of Fulton/Racine Property, LLC, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument 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 10<sup>th</sup> day of September 2019.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 12/19/22



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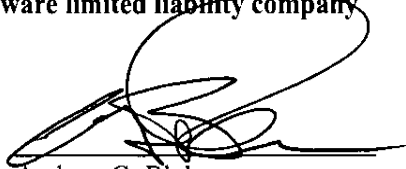
**BUYER:**

**1200 WEST FULTON MARKET, LLC,  
a Delaware limited liability company**

By:

Name: Andrew G. Bluhm

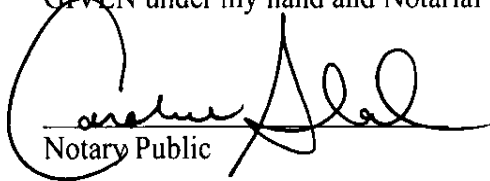
Title: Authorized Signatory



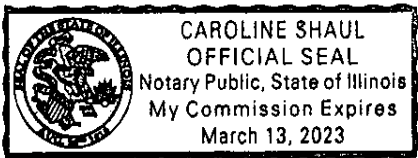
STATE OF ILLINOIS        )  
  )        SS.  
COUNTY OF COOK        )

I, Caroline Shaul, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew G. Bluhm, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as the free and voluntary act of said limited partnership for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 10<sup>th</sup> day of September 2019.

  
Notary Public

My Commission Expires: 3/13/23



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## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

#### **Parcel 1:**

Lots 2, 3, 4, 5, 6 and 7 (except the West 12 inches of Lot 7) in Block 3 in Magie and High's Addition to Chicago in the Southwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois;

And also the Northerly half of that part of the vacated East-West alley lying Southerly of and adjacent to said Lots 2, 3 and 4 as vacated by Ordinance recorded February 26, 2016 as document 1605718052 and by Plat of said Vacation recorded as document 1605718053 in Block 3 in Magie and High's Addition to Chicago in the East 1/2 of the Southwest 1/4 of Section 8, Township 39 North, Range 14, East of Third Principal Meridian, in Cook County, Illinois;

And also the Northerly half of that part of the vacated East-West alley lying Southerly of and adjacent to said Lots 5, 6 and 7, (except the West 12 inches of said Lot 7) as vacated by Ordinance recorded December 12, 2016 as document 1634718110 and by Plat of said Vacation recorded as document 1634718111 in Block 3 in Magie and High's Addition to Chicago in the East 1/2 of the Southwest 1/4 of Section 8, Township 39 North, Range 14, East of Third Principal Meridian, in Cook County, Illinois 1213 West Carroll Avenue, Chicago, Illinois.

#### **Parcel 2:**

##### Item 1:

Lots 29, 30, 31 and 32 in Block 3 in Magie and High's Addition to Chicago in the Southwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

And also the Southerly half of that part of the vacated East-West alley lying Northerly of and adjacent to said Lots 29, 30, 31 and 32 as vacated by Ordinance recorded February 26, 2016 as document 1605718052 and by Plat of said Vacation recorded as document 1605718053 in Block 3 in Magie and High's Addition to Chicago in the East 1/2 of the Southwest 1/4 of Section 8, Township 39 North, Range 14, East of Third Principal Meridian, in Cook County, Illinois.

##### Item 2:

The South 1/2 of Lot 4 and all of Lots 5 and 6 in Block 10 in Carpenter's Addition to Chicago in the Southeast 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

1200-1216 West Fulton, Chicago, Illinois 60607

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**Parcel 3:**

Item 1:

The South 1/2 of Lots 1 and 2 all of Lot 3 and the North 1/2 of Lot 4 in Block 10 in Carpenter's Addition to Chicago, a subdivision of the southeast 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Item 2:

The South 84.50 feet of Lot 1 in Block 3 in Magie and High's Addition to Chicago in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

And also the Northerly half of that part of the vacated East-West alley lying Southerly of and adjacent to said South 84.50 feet of Lot 1 as vacated by Ordinance recorded February 26, 2016 as document 1605718052 and by Plat of said Vacation recorded as document 1605718053 in Block 3 in Magie and High's Addition to Chicago in the East 1/2 of the Southwest 1/4 of Section 8, Township 39 North, Range 14, East of Third Principal Meridian, in Cook County, Illinois.

320 North Racine Chicago, Illinois 60607

- PZN :
- 17-08-314-006
  - 17-08-314-007
  - 17-08-314-009
  - 17-08-314-022
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  - 17-08-314-031