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This document was prepared by,
and after recording, return to:

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Permanent Tax Index Number:
31-22-300-023-0000

Property Address:
300 Lincoln Mall Drive
Matteson, Illinois



Doc# 1931922164 Fee \$88.00

PHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/15/2019 02:12 PM PG: 1 OF 4

CCHI1905449LD
LK *Del*

AFFIDAVIT REGARDING TENANTS

STATE OF NORTH CAROLINA)
) SS.
COUNTY OF MECKLENBURG)

The undersigned, being first duly sworn, deposes and states that with respect to the land (the "Property") legally described on Exhibit A attached hereto and made a part hereof and referred to in Chicago Title Insurance Company Commitment No. CCHI1905449LD (the "Commitment"):

1. The undersigned is the owner of the Property.
2. There are no leases of the Property currently in effect, no tenants are currently in possession of the Property, and the leases of record that are referenced on Exhibit B attached hereto and made a part hereof have been terminated to the extent they relate to the Property, and the rights of first refusal, options to extend, and the options to purchase therein granted with respect to the Property have not been exercised.

The undersigned makes this affidavit for the purpose of inducing Chicago Title Insurance Company to insure the title to the Property described in the Commitment without an exception for any tenancies, including those referenced herein.

Dated as of November 12, 2019

[signature page follows]

Box 400

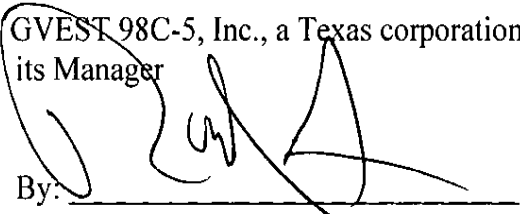
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IN WITNESS WHEREOF, the undersigned has executed this Affidavit Regarding Tenants as of the date first above written.

WEC 98C-5 LLC, a Texas limited liability company

By: GVEST 98C-5, Inc., a Texas corporation,
its Manager




By: _____
Name: Raymond M. Gee
Title: Manager

Property of Cook County Clerk's Office

STATE OF North Carolina)
) SS
COUNTY OF Mecklenburg)

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Raymond M. Gee, the Manager of GVEST 98C-5, Inc., a Texas corporation, the Manager of WEC 98C-5 LLC a Texas 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/she signed and delivered this instrument as his/her 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 5th day of November, 2019



Notary Public

My Commission Expires:

03-15-2022

JONATHAN VISCONTI Notary Public, North Carolina Mecklenburg County My Commission Expires <u>03-15-2022</u>
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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN LINCOLN MALL, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 21840371, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS CONTAINED IN THAT CERTAIN RECIPROCAL CONSTRUCTION OPERATION AND EASEMENT AGREEMENT DATED MARCH 7, 1972 AND RECORDED ON MARCH 24, 1972 AS DOCUMENT NUMBER 21846183, AS AMENDED BY EASEMENT AGREEMENT RECORDED ON MARCH 29, 1971, AS DOCUMENT 21433856, AND BY DOCUMENT NO. 24099069, IN, ON, OVER, UPON AND UNDER LOTS 1, 3, 4, 5 AND 6 IN LINCOLN MALL SUBDIVISION AFORESAID AS PROVIDED THEREIN.

PARCEL 3:

EASEMENTS CONTAINED IN THAT CERTAIN TOTAL SITE AGREEMENT DATED MARCH 7, 1972 AND RECORDED MARCH 24, 1972 AS DOCUMENT 21846182, AS AMENDED BY EASEMENT AGREEMENT RECORDED ON MARCH 29, 1971, AS DOCUMENT NO. 21433856, AND BY DOCUMENT NO. 24099069, IN, ON, OVER, UPON AND UNDER LOTS 1, 3, 4, 5, 8, 9, 10, 11 AND 12 IN LINCOLN MALL SUBDIVISION AFORESAID AS PROVIDED THEREIN.

PIN: 31-22-300-023-0000

Commonly Known As: 300 Lincoln Mall Drive, Matteson, Illinois

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EXHIBIT B TERMINATED LEASES

1. Lease made by Nicar Management, Inc., to Central Steakhouse, Inc., doing business as Steak & Potato Company, dated July 24, 1997, a memorandum of which was recorded August 1, 1997 as Document 97559945.
2. Lease made by Chicago Title and Trust Company, as Trustee under Trust Agreement dated June 15, 1985 and known as Trust No. 1085200, and Six Anchors Limited Partnership and CPS Realty Partnership, as disclosed by short form lease and of option to purchase dated October 30, 1985 and recorded October 31, 1985 as Document 85261572.

Assignment and Assumption of Leases, Ground Leases and Agreement by Chicago Title and Trust Company, as Trustee under Trust Agreement dated May 15, 1985 and known as Trust No. 108300, CPS Realty Partnership, and CPS Holding Co., dated October 29, 1993 and recorded December 10, 1993 as Document 03013980.

Assignment and Assumption of Leases, Ground Leases and Agreement by CPS Holdings Co. and CPS Department Stores, Inc., dated October 29, 1993 and recorded December 10, 1993 as Document 03013983.

3. Amended and Restated Short Form of Lease and of Option to Purchase between WEC 98C-5 LLC, a Texas limited liability company, and CPS Department Stores, Inc., a Delaware corporation, dated August 5, 1998 and recorded August 10, 1998 as Document 98700254.