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Edward M. Moody
Cook County Recorder of Deeds
Date: 11/29/2019 01:59 PM Pg: 1 of 4

MEMORANDUM OF GROUND LEASE

This Document Prepared by, and
after Recording should be Returned to:

Karen Lamont
1824 Stewart Avenue
Park Ridge, IL 60068

MEMORANDUM OF GROUND LEASE

[Recording information]

This Memorandum of Ground Lease ("the "Memorandum") is made and entered into this 20 th day of NOVEMBER, 2019 by and between **Raymond Flowers and Cristi Flowers** whose address is **2005 Grey Street, Evanston, IL 60201** ("Lessee") and CPA/H CIT LLC, an Illinois limited liability company ("Lessor"), whose address is 800 S. Milwaukee, Suite 201, Libertyville, IL 60048.

WITNESSETH:

Lessor is the owner of certain real property located in the City of Evanston, County of Cook, State of Illinois, known as 2005 Grey Street, Evanston, IL (the "Leased Premises"), more particularly described as follows:

LOT 3 IN COMMUNITY HOSPITAL OF EVANSTON RESUBDIVISION OF LOTS 25 THROUGH 29 IN BLOCK 2 IN WHIPPLE'S ADDITION TO EVANSTON IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2005 Grey Street
Evanston, IL 60201
PIN: 10-13-104-0000

Lessee is the owner of the Improvements located on the Leased Premises and purchased the Improvements subject to the terms of an unrecorded Ground Lease between Lessor and Lessee ("Ground Lease"), which Ground Lease is dated NOVEMBER 20, 2019.

The provisions of the Ground Lease include, but are not limited to, the following:

1. The Ground Lease commences on November 20, 2019 and terminates on November 19, 2118
The Ground Lease is subject to a renewal for a period of ninety-nine (99) years.
2. The Ground Lease prohibits Lessee from mortgaging the Improvements and Lessee's interest in the Leased Premises without prior consent of the Lessor.
3. The Ground Lease requires that in the event Lessee intends to sell the Improvements, Lessee shall notify Lessor of such intent; and that, thereupon, Lessor shall have the option to purchase the Improvements on the terms and

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conditions contained in the Ground Lease. The Improvements may not be conveyed to a third party without compliance with the terms of the Ground Lease.

4. The Ground Lease stipulates that the Lessee's interest in the Leased Premises shall not be assigned, subleased, sold, or otherwise conveyed without the prior written consent of the Lessor.
5. The Ground Lease requires that the Leased Premises be used only for residential purposes. Any additions or alterations to the Improvements must comply with the terms of the Ground Lease.
6. The Ground Lease requires that no liens for services, labor, or materials shall attach to the Lessor's title to the Leased Premises.
7. The Ground Lease requires the Lessee to make certain monthly payments.
8. The Ground Lease requires that this Memorandum of Ground Lease be recorded in the records of Cook County, Illinois.

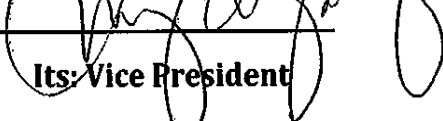
This Memorandum of Ground Lease is executed pursuant to the provisions contained in the Ground Lease and is not intended to vary the terms and conditions of the Ground Lease, but is intended only to give notice of such Ground Lease and certain provisions thereof.

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Ground Lease.


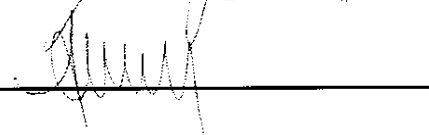
LESSOR:

By: CPAH CLT LLC, an Illinois limited liability company

By: Community Partners for Affordable Housing, an Illinois not for profit corporation, its sole and managing member.

By: 
 Its: Vice President

LESSEE:

By: 
 By: 

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ACKNOWLEDGMENT OF LESSOR

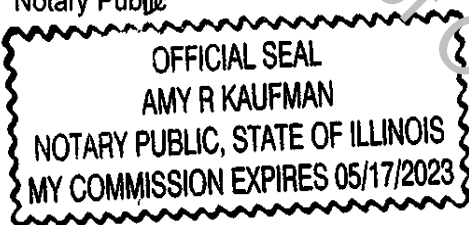
STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, Amy Kaufman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mary Ellen Knafl, the duly authorized Vice President of Community Partners for Affordable Housing, an Illinois not-for-profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing Memorandum of Ground Lease as such _____, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his 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 official seal this 20 day of November, 2019.

Amy Kaufman
Notary Public

My Commission Expires:
5/17/23



ACKNOWLEDGMENT OF LESSEE

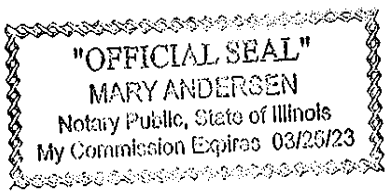
STATE OF IL)
) SS
COUNTY OF COOK)

I, Mary Andersen, a Notary Public in and for said County, in the State aforesaid, do hereby certify that they, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing Memorandum of Ground Lease appeared before me this day in person and acknowledged that he/she (they) signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of November, 2019.

Mary Andersen
Notary Public

My Commission Expires:
3/25/23



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OTHER EXHIBITS TO BE ATTACHED AS APPROPRIATE

PREMISES

LOT 3 IN COMMUNITY HOSPITAL OF EVANSTON RESUBDIVISION OF LOTS 25 THROUGH 29 IN BLOCK 2 IN WHIPPLE'S ADDITION TO EVANSTON IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Evanston, IL 60201

PIN: 10-13-104-026-0000

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