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Prepared by, recording requested by and return to: Sky River LLC.

Sky River LLC 916 W 21st St Chicago IL 60608

Phone: 312-226-6455 Fax: 312-564-4517

Doc# 2003806059 Fee ≇88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/07/2020 10:37 AN PG: 1 OF 5

-----Above this Line for Official Use Only-----

MEMORANDUM AND NOTICE OF LEASE AGREEMENT

THIS notice is entered into and provided by Sky River, LLC., "Lessor(s) and U S Pacific

Management, Inc., "Lessee(s)", on the date stated below.

FOR VALUABLE CONSIDER/TION, the receipt and sufficiency of which is hereby acknowledged, Lessor(s) lease to Lessee(s) ce tain real property owned by Lesor(s) and located in 465 West Cermak Road Chicago IL 60616 County Ccok, such real property being more fully described as follows:

SEE ATTACHED EXHIBIT

The lease is for a period of <u>Fifteen</u> (15) years commencing on <u>February 5,2020</u> and ending on February 4,2035.

The lease is subject to the terms and conditions of that certain lease "greement between Lessor(s) and Lessee(s) dated the 5th day of February, 2020.

day of

Lessor

Lessor

Lessee

P.O. BOX 166137

CHICAGO, IL 60616

2003806059 Page: 2 of 5

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COUNTY OF COOK	
The foregoing instrument was acknowledged.)	edged before me this 5 ^M day of name of
person acknowledged.)	
	Notary Public
(SEAL) Official Seal Ain M Lei Lotary Public State of Illinois My Commission Expires 05/19/2021	Printed Name: AIN M LZI
My Commission Warphosiss	
STATE OF ILLINOIS	·
COUNTY OF COOK	
February, 20 >0 by Ho	edged before me this 571 day of (name of
person acknowledged.)	
(SEAL) Official Seal Ain M Lei Notary Public State of Illinois My Commission Expires 05/19/2021	Notary Public Printed Name: AIN M 12
My Commission Expires:	750
Lessor Name and Address	Lessee Name and Address
Name: Sky River, LLC	Name: U S Pacific Management ,Inc.
Address:465 W Cermak Rd	Address: 916 W 21st St
City: Chicago	City: Chicago
State: IL Zip: 60616	State: IL Zip:60608
Phone:	Phone:312-226-6455

Phone:

2003806059 Page: 3 of 5

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EXHIBIT A

[Legal Description]

REGERATION OF DEEDS

GOOK COUNTY RECORDER OF DEEDS

COOK COUNTY RECORDER OF DEEDS

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EXHIBIT "A"

PARCEL 1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF AND ADJOINING 22ND STREET BETWEEN GROVE STREET AND THE SOUTH BRANCH OF THE CHICAGO RIVER AND IS BOUNDED ON THE NORTH BY 22ND STREET; ON THE EAST BY THE WEST LINE OF GROVE STREET, AS THE WEST LINE OF SAID GROVE STREET, WAS ESTABLISHED BY THE DECREE OF THE CIRCUIT COURT OF COOK COUNTY LLINOIS, ENTERED MAY 11, 1883, IN BURNT RECORDS CASE NO. 254; ON THE SOUTH BY THE SOUTH BRANCH ADDITION TO CHICAGO; AND ON THE WEST BY THE SOUTH BRANCH OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2, 3, AND 4 IN BLOCK 3 IN SOUTH BRANCH ADDITION TO CHICAGO (EXCEPTING FROM SALL) REMISES THAT PORTION THEREOF CONVEYED TO THE SANITARY DISTRICT OF CHICAGO BY WARRANTY DEED FROM SEAVERNS ELEVATOR CO. DATED JULY 21, 1904, AND RECORDED JULY 27, 1904, IN BOOK 8719, PAGE 289, AS DOCUMENT, 3571373) AND (EXCEPTING ALSO THEREFROM THAT PORTION CONVEYED TO THE CUNEO PRESS, INC., A CORPORATION OF ILLINOIS, BY DEED RECORDED JULY 31, 1947, AS DOCUMENT 14112901, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE POUNDARY LINE BETWEEN SAID LOTS 3 AND 4, WITH THE NORTHWESTEREX FIRE OF GROVE STREET; THENCE NORTH 25 DEGREES, 48 MINUTES, 29 SECONDS EAST ALONG SAID NORTHWESTERLY LINE OF SAID GROVE STREET, A DISTANCE OF 22.31 FEET; THENCE NORTH 63 DEGREES, 46 MINUTES, 24 SECONDS WEST ALONG A LINE PASSING THROUGH THE MOST SOUTHERLY POINT OF THE MOST SOUTHERLY PILASTER OF THE SOUTHERLY WALL OF A GARAGE WAREHOUSE BUILDING OF SAID LOT 3, A DISTANCE OF 227.64 FEET TO THE EASTERLY LINE OF THE SANITARY DISTRICT OF CHICAGO PROPERTY AS DESCRIBED IN WARK INTY DEED RECORDED JULY 24, 1904, AS DOCUMENT 3571373, SAID INTERSECTION BEING 24.00 FEET 4-1/4 INCHES NORTH OF THE BOUNDARY LINE BETWEEN SAID LOTS 3 AND 4; THENCE SOUTH 27 DEGREES, 20 MINUTES, 48 SECONDS WEST ALONG SAID EAST LINE AND THE EAST LINE OF PREMISES CONVEYED BY WARRANTY DEED RECORDED DECEMBER 20, 1904, AS DOCUMENT 3634733, TO SAID BOUNDARY LINE BETWEEN LOTS 3 AND 4; THENCE EASTERLY ALONG THE BOUNDARY LINE. BETWEEN SAID LOTS 3 AND 4, 227 FEET 4 AND 1/4 INCHES, MORE OR LESS, TO THE POINT OF BEGINNING) IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

LOTS 44 TO 56, BOTH INCLUSIVE, IN CRANE'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 4:

APIECE OR PARCEL OF LAND COMPRISING A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, AND THE NORTHEASTERLY 15.00 FEET OF LOT 8, ALL IN BLOCK 4 IN THE SOUTH BRANCH ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF AND ADJACENT TO GROVE STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AND HE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 4, AFORESAID; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF GROVE STREET, 365.00 FEET, THENCE SOUTHEASTERLY AT AN ANGLE WITH THE ABOVE-DESCRIBED LINE IN NOW THEAST INTERSECTION OF 90 DEGREES 31 MINUTES 30.27 FEET; THENCE NORTHEAS LEDLY AT AN ANGLE WITH THE ABOVE-DESCRIBED LINE IN THE NORTHWESTERS, INTERSECTION OF 106 DEGREES 22 MINUTES 15.63 FEET, MORE OR LESS, TO A POINT IN THE NORTHEASTERLY LINE OF LOT 8 IN BLOCK 4, AFORESAID; SAID POINT BEING ON A LINE 25.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE TANGENT PORTION OF THE CENTER LINE OF CHICAGO AND ALTON RAILROAD COMPANY'S NORTHWESTERLY MAIN TRACK, SAID POINT BEING 34.81 FEET SOUT FASTERLY MEASURED FROM THE SOUTHEASTERLY LINE OF GROVE STREET ALCOG THE NORTHEASTERLY LINE OF SAID LOT 8; THENCE NORTHEASTERLY PARALLEL WITH AND 25.00 FEET NORTHWESTERLY FROM THE TANGENT PORTION OF THE CENTERLINE OF THE CHICAGO AND ALTON RAILROAD COMPANY'S NORTHWESTERLY MAIN TRACK 357.25 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 1 IN BLOCK 4, AFORESAID, 92.26 FEET SOUTHEASTERLY FROM THE SCUTHEAST LINE OF GROVE STREET, MEASURED ALONG THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE SAID NORTHEASTERLY LINE OF SAID LOT 1, 92.26 FEET TO THE POINT OF REGINNING, IN COOK COUNTY, ILLINOIS;

PIN:

17-28-103-002-0000 17-28-103-007-0000

17-28-104-001-0000 17-28-104-002-0000

Address:

465 West Cermak Road

Chicago, IL 60616