

# UNOFFICIAL COPY



This Instrument Prepared by and  
after recording return to:

LAW OFFICE OF WILLIAM J RALPH LLC  
400 E OHIO STREET #2904  
CHICAGO, ILLINOIS 60611

Address: 140 E Walton St  
Chicago, Illinois 60611

PIN: 17-03-208-001-0000

Doc# 2023310029 Fee \$88.00

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

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/20/2020 10:54 AM PG: 1 OF 5

CP# 1 2023803 LORR ①

## MEMORANDUM OF GROUND LEASE TERMINATION AGREEMENT

This Memorandum of Ground Lease Termination Agreement (the "Agreement") is made as of the 31 day of July, 2020 by and between Chicago Title Land Trust Company, as Successor Trustee to LaSalle National Park, not personally but as Trustee under Trust Agreement dated January 15, 1979 and Known As Trust No. 100855 ("Landlord"), and Chicago Title Land Trust Company, as Successor Trustee to American National Bank and Trust Company of Chicago, not personally, but as Trustee under Trust Agreement Dated January 15, 1979, and Known As Trust No. 45839 ("Tenant"). Landlord and Tenant may be collectively referred to herein as the "parties" and individually referred to as a "party."

### KNOW ALL MEN BY THESE PRESENTS:

Landlord and Tenant entered into Ground Lease dated April 30, 1979, by and between Chicago Land Title Trust Company, successor to LaSalle National Bank, Trustee under Trust Agreement dated January 15, 1979 and known as Land Trust No. 100855 ("Landlord"), and Chicago Title Land Trust Company, successor to American National Bank and Trust Company of Chicago, Trustee under Trust Agreement dated January 15, 1979, and known as Land Trust No. 45839 ("Tenant"), regarding certain land located in Cook County, Illinois, having an address of 140 East Walton Place, Chicago, Illinois 60611 (the "Leased Premises"), as amended (as amended, collectively, the "Ground Lease"). The Ground Lease is further described in a Memorandum of Lease recorded on June 20, 1979 as Document Number 25013553.

Landlord and Tenant have executed a GROUND LEASE TERMINATION AGREEMENT effective as of 11:59 pm on July 31, 2020 (the "Termination Date").

This instrument is being recorded as evidence of the Ground Lease termination effective as of the Termination Date.

This Memorandum may be executed in counterpart by the parties, each of which shall be deemed an original and which, when taken together, shall constitute a single instrument.


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IN WITNESS WHEREOF, the parties hereto have executed or caused to be executed this Memorandum of Ground Lease Termination Agreement and it shall be effective on the Termination Date.

LANDLORD:

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

Chicago Title Land Trust Company, as Successor Trustee to LaSalle National Bank, not personally but as Trustee under Trust Agreement dated January 15, 1979 and Known As Trust No. 100855

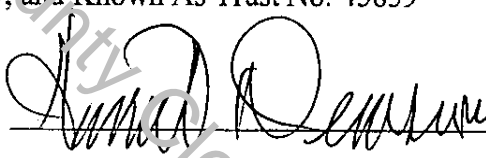
By:   
Title: Asst Vice President



TENANT:

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

Chicago Title Land Trust Company, as Successor Trustee to American National Bank and Trust Company of Chicago, not personally, but as Trustee under Trust Agreement Dated January 15, 1979, and Known As Trust No. 45839

By:   
Title: Asst Vice President



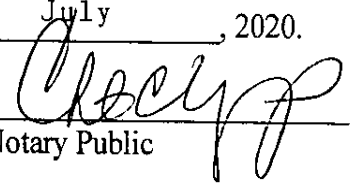
# UNOFFICIAL COPY

## ACKNOWLEDGEMENT OF LANDLORD

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK )

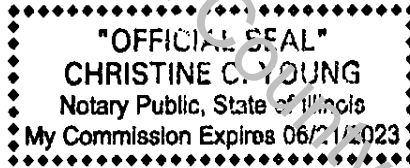
I, Christine Young, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that, Harriet Denisey the Asst Vice President of Chicago Title Land Trust Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said land trust f in its capacity as Trustee of Chicago Title Land Trust Number 100855 for the use, and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 31 day of July, 2020.

  
Notary Public

My Commission expires:

6-21-23



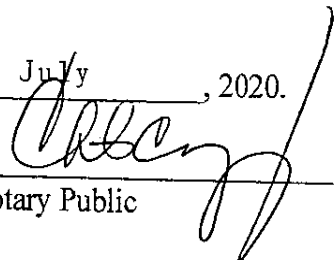
# UNOFFICIAL COPY

## ACKNOWLEDGEMENT OF TENANT

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

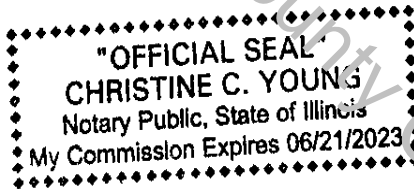
I, Christine Young, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that, Harriet / Denisewicz, the Asst Vice/ President of Chicago Title Land Trust Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said land trust in its capacity as Trustee of Chicago Title Land Trust Number 45839 for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 31 day of July, 2020.

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

My Commission expires:

6-21-23



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## EXHIBIT A

### LEGAL DESCRIPTION OF LEASED PREMISES

#### PARCEL 1:

Lots 17 to 26, Inclusive, in Fitzsimmons addition to Chicago, a subdivision of part of Block 8 in the Canal Trustees Subdivision of the south fractional 1/4 of fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian.

Lots 16 and 27 (except that part of said lots described as follows: beginning at the north east corner of said lot 16 and running thence west along the north line of said lot a distance of 9.25 feet; thence south a distance of 24.04 feet along the easterly face of the lower stone base of the Drake Hotel building to a point 9.11 feet west of the east line of said Lot 16; thence west a distance of 0.58 feet along a line parallel with the north line of said Lot 16 to a point 9.69 feet west of the east line of said Lot 16; thence south a distance of 169.61 feet along the easterly face of a brick wall of the Drake Hotel building to a point 24 feet north of the south line and 8.65 feet west of the east line of said Lot 27; thence east a distance of 0.55 feet along a line parallel with the south line of said Lot 27 to a point 8.10 feet west of the east line of said Lot 27; thence south a distance of 24 feet along the easterly face of the lower stone base of the Drake Hotel building to a point on the south line of said Lot 27 which is 8.05 feet west of the south east corner of said Lot 27; thence east along said south line a distance of 8.05 feet to the south east corner of said Lot 27 and thence north along the east line of Lots 27 and 16 a distance of 217.65 feet to the point of beginning in Cook County, Illinois.

#### PARCEL 2:

Easement for the benefit of Parcel 1 as reserved in the deed from Whitestone Company, a corporation of Illinois to the Drake Tower Building Corporation a corporation of Illinois recorded February 1, 1928 as Document Number 9914506 for the construction, maintenance and operation of an inclined service driveway over the south 140 feet of the west 24 feet of the following described tract: Lots 14, 15, 28 and 29 in Fitzsimmons addition to Chicago, a subdivision of part of Block 8 in Canal Trustees Subdivision of the south fractional 1/4 of fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian.

Also

That part of Lots 16 and 27 in said Fitzsimmons addition, bounded and described as follows: beginning at the north east corner of said Lot 16 and running thence west along the north line of said lot a distance of 9.25 feet; thence south a distance of 24.04 feet along the easterly face of the lower stonebase of the Drake Hotel building to a point 9.11 feet west of the east line of said Lot 16; thence west a distance of 0.58 feet along a line parallel with the north line of said Lot 16 to a point 9.69 feet west of said east lot line; thence south a distance of 169.61 feet along the easterly face of a brick wall of the Drake Hotel building to a point 24 feet north of the south line and 8.65 feet west of the east line of said Lot 27; thence east a distance of .55 feet along a line parallel with the south line of said Lot 27 to a point 8.10 feet west of said east lot line; thence south a distance of 24 feet along the easterly face of the lower stone base of the Drake Hotel Building to a point on said south line of Lot 27 which is 8.05 feet west of the south east corner of said lot; thence east on said south lot line a distance of 8.05 feet to the south east corner of said Lot 27; thence north along said east line of Lots 16 and 27 a distance of 217.65 feet to the point of beginning in Cook County, Illinois.