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Doc#: 2034419112 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/09/2020 01:29 PM Pg: 1 of 3

TERMINATION OF LEASE AND RELEASE OF MEMORANDUM OF LEASE

THIS TERMINATION OF LEASE AND RELEASE OF MEMORANDUM OF LEASE ("Release"), dated November 9, 2020 (but effective as of the "Effective Date" defined below), is made by and between Dawn M. Lafreeda, not personally or individually, but solely as trustee of The Dawn M. Lafreeda Living Trust, a trust formed under agreement dated July 7, 2016 ("Landlord"), and DEN-TEX CENTRAL INC., a Texas corporation (a/k/a Den-Tex Central, Inc.) ("Tenant").

Recitals:

A. Landlord and Tenant are parties to that certain Lease dated March 17, 2017 ("Lease") covering certain premises commonly known as 20 Orland Square Drive, Orland Park, Cook County, IL, as legally described in attached Exhibit A ("Premises"). The Lease is evidenced by that certain Memorandum of Lease dated June 27, 2017 and recorded June 28, 2017 with the Cook County Recorder of Deeds as Document 1717934052 ("Memorandum").

B. Landlord and Tenant desire (i) to terminate the Lease and the Memorandum as of the Effective Date and (ii) to release any and all right, title and interest which either of them has or may have acquired by, under or pursuant to the Memorandum as of the Effective Date.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. Landlord and Tenant completely and unconditionally terminate the Lease and the Memorandum as of the Effective Date. Landlord and Tenant each releases any and all right, title and interest which it has or may have acquired by, under or pursuant to the Memorandum as of the Effective Date.

2. This Release shall be effective only if and when the sale of the Premises by Landlord, as seller, to Orland Lagrange, LLC, an Illinois limited liability company, as purchaser, is closed. The date on which the foregoing condition is satisfied is referred to herein as the "Effective Date".

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

LANDLORD: *Dawn M. Lafreeda*
Dawn M. Lafreeda, not personally or individually, but solely as trustee as aforesaid

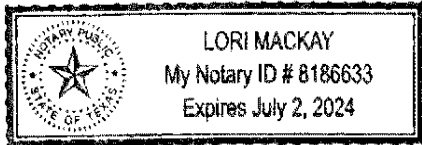
TENANT: DEN-TEX CENTRAL INC., a Texas corporation
(a/k/a Den-Tex Central, Inc.)

By: *Dawn M. Lafreeda*
Dawn M. Lafreeda
President

ACKNOWLEDGEMENTS

STATE OF TEXAS)
) SS.
COUNTY OF BEXAR)

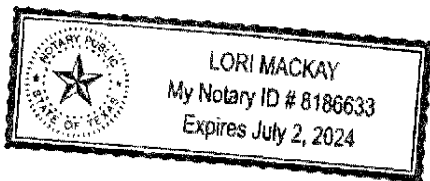
This instrument was acknowledged before me on 11/9, 2020 by
Dawn Lafreeda.



Lori Mackay
Notary Public, State of Texas

STATE OF TEXAS)
) SS.
COUNTY OF BEXAR)

This instrument was acknowledged before me on 11/9, 2020 by
Dawn Lafreeda.



Lori Mackay
Notary Public, State of Texas

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EXHIBIT A
Legal Description

PARCEL 1:

LOT G-2 IN THE SUBDIVISION OF ORLAND SQUARE PLANNED DEVELOPMENT UNIT G-2 IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, PER PLAT OF SUBDIVISION RECORDED AS DOCUMENT 23679530, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS AND EGRESS ACROSS AND UPON "RING ROAD" (A.K.A. ORLAND SQUARE DRIVE) AS ESTABLISHED BY AND CONTAINED IN THAT CERTAIN EASEMENT AND OPERATING AGREEMENT DATED MARCH 15, 1976 AND RECORDED AUGUST 10, 1976 AS DOCUMENT NUMBER 23591873.

Permanent Index Number: 27-10-300-008-0000

Street address: 20 Orland Square Drive, Orland Park, IL 60462

**THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING MAIL TO:**

Peter B. Loughman, Esq.
155 North Michigan Avenue, Suite 636
Chicago, IL 60601