THIS DOCUMENT PREPARED BY, AND AFTER RECORDING RETURN TO:

Opony.

Doc# 2103622016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/05/2021 10:28 AM PG: 1 OF 5

This space reserved for Recorder's use only.

SHORT FORM AND MEMORANDUM OF PURCHASE AND SALE AGREEMENT

This Short Form and Memorandur, of Purchase and Sale Agreement ("Short Form Agreement") is made as of December 13, 2020, by and between VILLAGE OF LANSING, an Illinois municipal corporation (the "Village"), and GLAZIER LANSING LLC, an Illinois limited liability company (the "Purchaser").

- 1. <u>Capitalized Terms</u>. All capitalized terms not otherwise defined herein shall have the meaning ascribed to such terms in the Purchase and Sale Agreement. To the extent of any conflict between this Short Form Agreement and the terms of the Purchase and Sale Agreement, the Purchase and Sale Agreement shall control.
- 2. <u>Purchase and Sale Agreement</u>. Village and Purchaser entered into that certain Purchase and Sale Agreement, dated December 13, 2020, (the "Purchase and Sale Agreement") describing the Parcel A Project being made in the Redevelopment Project Area and on 1021 property legally described on the attached and incorporated Exhibit A ("Parcel A").
 - A. The Purchase and Sale Agreement shall be in full force and effect from the Effective Date and shall remain in full force and effect, unless earlier terminated pursuant to the terms of the Purchase and Sale Agreement, until the issuance of the Certificate of Substantial Completion. Upon issuance of the Certificate of Completion, this Short Form Agreement shall be automatically terminated and released.
- 3. <u>Remaining Terms</u>. The remaining terms of the Purchase and Sale Agreement are hereby incorporated into this Short Form Agreement as if they were set forth in full. A full and correct copy of the Purchase and Sale Agreement may be inspected at the office of the Village Clerk of the Village of Lansing, Cook County, Illinois.

UNOFFICIAL COPY

- Other Purchase and Agreement Provisions. Among the other terms and conditions 4. contained in the Purchase and Sale Agreement, the Purchase and Sale Agreement provides that Purchaser shall redevelop the Parcel A and cause the Parcel A Project to be constructed in accordance with the Agreement and all Exhibits attached thereto, the Preliminary Site Plan, the Approved Plans, and all Laws applicable to the Parcel A, the Parcel A Project and/or Purchaser. Purchaser shall cause the Parcel A Project to be substantially completed by the Parcel A Completion Date. The aforesaid covenants shall be deemed satisfied upon issuance of the Certificate of Substantial Completion.
- 5. **Inquiries.** Further inquiries regarding this Short Form Agreement and the Redevelopment Agreement may be made to the following parties:

If to Village: Village of Lansing

3141 Ridge Road

Lansing, Illinois 60438

Attention: Village Administrator

Montana & Welch, LLC With a copy to:

11952 S. Harlem Avenue, Suite 200A

Palos Heights, Illinois 60463 Actention: Matthew M. Welch

If to Purchaser: Glazier Lans ng LLC

1406 W. Fu'ton Suite A2

Chicago, IL 60607 Attention: Josh Glezier

or at such other address with respect to either party as that par y may from time to time designate in writing and notify the other as provided in the Redevelopment Agreement. 7's Office

[Signature Page(s) Follow]

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WITNESS the due execution of this Short Form of Agreement by Village as of the day and year first above written.

VILLAGE:
Attest: Ull Jayre
Printed Name Vivian Hayne Title: Village Clerk
Title: Village Clerk
STATE OF ILLINOIS)
COUNTY OF COOK) ss.
,

WILLAGE OF LANSING, an Illinois municipal corporation

By:

Printed Name: PATAICIA L. ETDAM

Its: MAYO

On this 8th day of December, 2020, before me, personally appeared Patricia L. Eidam, personally known, who being by the only sworn did say that he is the Village President of the Village of Lansing, Illinois, an Illinois municipal corporation, that said instrument was signed on behalf of said corporation by authority of its Board of Trustees, and acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cook County, Illinois the day and year last above written

Notary Public

Printed Name: Sheila Calomine

My commission expires:

OFFICIAL SEAL
SHEILA CALOMINO
NOTARY PUBLIC -STATE OF ILLINOIS
My Commission Expires 12/08/2021

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Exhibit A

Legal Description

LOTS 23 THROUGH 32, BOTH INCLUSIVE, IN BLOCK 4, IN OAK GLEN GARDENS ADDITION, BEING A SUBDIVISION OF CERTAIN LANDS IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31 TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION WHICH POINT IS 330.0 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE RUNNING SOUTH 0 DEGREES 0 MINUTES EAST ALONG SAID WEST LINE OF A D'STANCE OF 1233.37 FEET; THENCE RUNNING SOUTH 89 DEGREES 50 MINUTES EAST FOR A DISTANCE OF 233.0 FEET; THENCE RUNNING SOUTH O DEGREES O MINUTES EAST FOR A DISTANCE OF 256.8 FEET; THENCE RUNNING SOUTH 87 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 436.55 FEET; THENCE RUNNING NORTH 0 DEGREES 03 MINUTES EAST FOR A DISTANCE OF 1550.8 FEET; THENCE RUNNING NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 666.3 FEET TO A POINT OF TY, i.

Colling Control

Office BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PINS: 30-31-102-023-0000

30-31-102-024-0000

30-31-102-027-0000

30-31-102-056-0000

30-31-102-028-0000

30-31-102-029-0000

30-31-102-030-0000

30-31-102-054-0000

30-31-102-055-0000

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UNOFFICIAL COPY

WITNESS the due execution of this Short Form of Agreement by Purchaser as of the day and year first above written.

GLAZIER LANSING LLC,

An Illinois limited liability company

Daniel J. Abdo Its Authorized Agent

STATE OF ILLINO'S

COUNTY OF COOK

On this 13 day of Dec. . 2020, before me, personally appeared Daniel J. Abdo, personally known, who being by me duly sworn did say that he is the Authorized Agent of Glazier Lansing LLC, an Illinois limited liability company, that said instrument was signed on behalf of said limited liability corporation, and acknowledged said instrument to be the free act and deed of said limited liability corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cook County, Illinois the day and year last above written.

OFFICIAL SEAL
NAUREEN BAUMEISTER
NOTARY PUBLIC - STATE OF ILLINOIS
My Commission Expires Dec. 06, 2020

Notary Public

Printed Name: NAUREN BAUMEISTER

My commission expires: 12/06/20