

# UNOFFICIAL COPY



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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/19/2021 02:30 PM PG: 1 OF 5

## MEMORANDUM OF ASSIGNMENT OF LEASE

Prepared by, and  
After recording return to.

ExchangeRight Real Estate, LLC  
Attn: Legal Department  
1055 E. Colorado Blvd., Suite 310  
Pasadena, California 91106

Cross Reference Document Number  
0010834651 in the Cook County Recorder's  
Office in the State of Illinois

This Memorandum of Assignment of Lease is dated as of April 13, 2021, but effective as of April 13, 2021, by and between OFP HOMETOWN IL, LLC, a Michigan limited liability company, as seller, with an address of 33 Bloomfield Hills Parkway, Suite 135, Bloomfield Hills, Michigan 48304 ("Assignor") and EXCHANGERIGHT NET-LEASED PORTFOLIO 46 DST, a Delaware statutory trust, with an address of 1055 E. Colorado Blvd., Suite 310, Pasadena CA 91106 its successors and/or assigns ("Assignee") who acknowledge and agree as follows:

1. Assignment. Assignor, as landlord, and Walgreen Co., an Illinois corporation, as tenant, are parties to that certain Lease dated February 15, 2001 (as may have been amended or assigned, the "Lease") for that certain real property (the "Premises"), which legal description is attached hereto and incorporated herein as Exhibit "A," commonly known as:

Walgreens  
8701 S. Cicero Avenue  
Hometown, IL 60456

A Memorandum of Lease dated February 15, 2001, recorded on September 7, 2001 as Document Number 0010834651 in the Cook County Recorder's Office in the State of Illinois.

Assignor has assigned the Lease to Assignee as more specifically set forth in that certain Assignment and Assumption of Lease (the "Assignment") effective on the date of the deed transferring ownership of the Premises to Assignee.

Property of Cook County Recorder's Office

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2. Purpose of Memorandum of Assignment of Lease. This Memorandum of Assignment of Lease is prepared for the purpose of recordation and does not modify the provisions of the Lease or the Assignment. The Lease and the Assignment are incorporated herein by reference. If there are any conflicts between the Lease or the Assignment and this Memorandum of Assignment of Lease, the provisions of the Lease or the Assignment, as the case may be, shall prevail.

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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ASSIGNOR:

**OFP HOMETOWN IL, LLC,**  
a Michigan limited liability company

By: \_\_\_\_\_

Name: Jason M. Fisher

Title: Authorized Signatory

STATE OF MICHIGAN )

) SS:

COUNTY OF OAKLAND )

On this 8 day of March, 2021, before me, the undersigned, a Notary Public in and for the State of Michigan, personally appeared JASON M. FISHER, to me known, who, being by me duly sworn, did depose and say that he is the Authorized Signatory of OFP HOMETOWN IL, LLC, a Michigan limited liability company, that the instrument was executed on behalf of the limited liability company, and that the execution of the instrument is his voluntary act and the voluntary act and deed of said limited liability company.

**IN TESTIMONY WHEREOF** I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

\_\_\_\_\_  
Notary Public  
(Seal)

My Commission Expires: 9/16/2023

KAREN A. CAIRNS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Sep 16, 2023  
ACTING IN COUNTY OF Oakland

Notary Public  
County Clerk's Office

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ASSIGNEE:

**EXCHANGERIGHT NET-LEASED PORTFOLIO 46 DST,**  
a Delaware statutory trust

By: EXCHANGERIGHT ASSET MANAGEMENT, LLC,  
a California limited liability company,  
its Manager

By: EXCHANGERIGHT REAL ESTATE, LLC,  
a California limited liability company,  
its Sole Member

By: *Warren Thomas*  
Name: Warren Thomas  
Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

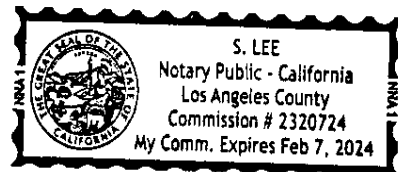
On April 13, 2021 before me, S Lee, Notary Public (here insert name and title of officer), personally appeared Warren Thomas, who signed the above referenced instrument in my presence and who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is) are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his her/their authorized capacity~~(ies)~~, and that by his her/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *S Lee*

(Seal)



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## Exhibit A

### Legal Description

#### PARCEL 1:

THAT PART OF LOTS 1651 AND 1652 AND THE 20-FOOT VACATED ALLEY LYING BETWEEN SAID LOTS IN J.E. MERRION AND COMPANY'S HOMETOWN UNIT NO. 10, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JUNE 11, 1954 AS DOCUMENT NUMBER LR1528599 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1652; THENCE NORTH 89 DEGREES, 49 MINUTES, 44 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1652, A DISTANCE OF 69.67 FEET; THENCE SOUTH 76 DEGREES, 36 MINUTES, 25 SECONDS WEST, A DISTANCE OF 98.07 FEET TO A POINT 165.00 FEET WEST OF AND 23.00 FEET SOUTH OF SAID NORTHEAST CORNER OF LOT 1652, (AS MEASURED ON SAID NORTH LINE AND ON A LINE AT RIGHT ANGLE THERETO), SAID POINT ALSO BEING THE MOST NORTHERLY POINT OF LAND ACQUIRED BY CONDEMNATION IN CIRCUIT COURT OF COOK COUNTY PROCEEDINGS NO. 85L50169; THENCE SOUTH 06 DEGREES, 08 MINUTES, 19 SECONDS WEST ALONG THE EAST LINE OF SAID CONDEMNATION, A DISTANCE OF 77.47 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1652, SAID POINT BEING 14.16 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1652; THENCE SOUTH 07 DEGREES, 30 MINUTES, 21 SECONDS WEST, A DISTANCE OF 20.17 FEET TO A POINT ON THE NORTH LINE OF AFORESAID LOT 1651, SAID POINT BEING 13.86 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1651; THENCE SOUTH 06 DEGREES, 54 MINUTES, 01 SECOND WEST, A DISTANCE OF 15.78 FEET; THENCE SOUTH 09 DEGREES, 57 MINUTES, 07 SECONDS WEST, A DISTANCE OF 126.00 FEET TO A POINT ON A CURVE CONVEX TO THE WEST AND HAVING A RADIUS OF 5674.70 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, A CHORD BEARING SOUTH 05 DEGREES, 08 MINUTES, 33 SECONDS WEST, A DISTANCE OF 12.87 FEET, AN ARC DISTANCE OF 12.87 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 37 SECONDS EAST, A DISTANCE OF 125.13 FEET; THENCE SOUTH 44 DEGREES, 51 MINUTES, 08 SECONDS EAST, A DISTANCE OF 45.05 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 37 SECONDS EAST, A DISTANCE OF 42.84 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1651, SAID POINT BEING 178.16 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1651; THENCE NORTH 00 DEGREE, 00 MINUTE, 23 SECONDS EAST ALONG THE EAST LINES OF AFORESAID LOTS 1651 AND 1652 AND AFORESAID 20-FOOT ALLEY, A DISTANCE OF 298.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS AND PARKING AS RESERVED IN RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 25, 2003 AS DOCUMENT NUMBER 0332908314 AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL AGREEMENT RECORDED DECEMBER 28, 2006 AS DOCUMENT NUMBER 0636241087.

8701 S. CICERO AVENUE, HOMETOWN, IL 60456  
PERMANENT INDEX NUMBERS: 24-03-133-001-0000 & 24-03-133-019-0000