



Doc# 2113919055 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/19/2021 04:22 PM PG: 1 OF 7

AFFIDAVIT OF LEASE TERMINATION

STATE OF ILLINOIS)

COUNTY OF COOK)

BEFORE ME, the undersigned authority, did personally appear **MURRAY J. LEWISON**, who after being placed upon oath, stated as follows:

1. My name is **MURRAY J. LEWISON**, I am over the age of twenty-one (21) years, and I am fully competent to make the statements herein under oath.
2. I am the attorney for both **4800 S Kilbourn LLC, an Illinois limited liability company**, as to TRACT A, more particularly described on Exhibit "A" attached hereto and made a part hereof, and **4850 South Kilbourn LLC, an Illinois limited liability company**, as to TRACT B, more particularly described on Exhibit "A" (collectively, the "Owner"), an entity that is the owner of the real property with a local address of **4800 & 4850 S. Kilbourn Ave., Chicago, IL** (the "Property").
3. The Lease Agreement (the "Prior Lease") dated October 1, 2011, by and between 4850 South Kilbourn LLC, as Landlord, and A. Lava & Son Co., as Tenant, as evidenced by Memorandum of Lease dated February 14, 2013, recorded February 25, 2013, as Document No. 1305657540, Cook County Recorder of Deeds, is no longer in effect, as evidenced by the copy of my attached letter dated April 26, 2021 to Old Republic National Title Insurance Company (the "Letter").
1. This Affidavit is executed and delivered to **OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY** ("Company") filed same of record in Cook County, IL to provide notice of the termination of the Prior Lease.

EXECUTED effective as of the 30th day of April, 2021.

AFFIANT:

MURRAY J. LEWISON

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State of Illinois)
County of Lake)

SWORN TO and SUBSCRIBED and ACKNOWLEDGED by MURRAY J. LEWISON, this 30 day of April, 2021.

My Commission Expires: 2/4/24

Kathryn E. Green

Notary Public, State of Illinois
County of Lake

Print Name: Kathryn E. Green

Commission Expires: 2/4/24

[SEAL]



Prepared by and After Recording Return to:

D. Lawrence Law Firm, PLLC
450 Preston Sherry Plaza
8201 Preston Road
Dallas, Texas 75225
GF# 5147001426

Property of Cook County Clerk's Office

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Exhibit "A"
[Property Description]

TRACT A:

PARCEL 1:

THE SOUTH 223 FEET OF THE NORTH 941 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE WEST 83 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR RAILROAD SPUR TRACT AS CREATED BY GRANT FROM J. EMIL ANDERSON AND SON INC., AN ILLINOIS CORPORATION, TO KILBOURN BUILDING CORPORATION, AN ILLINOIS CORPORATION DATED MAY 6, 1957 AND RECORDED MAY 24, 1957 AS DOCUMENT 16913850 OVER A STRIP OF LAND 20 FEET IN WIDTH EXTENDING SOUTHWARDLY FROM A LINE 921 FEET SOUTH FROM THE NORTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TO A POINT ON THE EAST LINE OF THE WEST 103 FEET OF SAID EAST 1/2 THE CENTER LINE OF SAID 20 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 921 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH POINT 153.97 FEET EAST FROM THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 AND RUNNING THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 240.49 FEET AND CONVEX EASTWARDLY A DISTANCE OF 65.01 FEET TO A POINT WHICH IS 62.68 FEET SOUTH FROM SOUTH LINE OF NORTH 921 FEET AND 137.31 FEET EAST FROM SAID WEST LINE OF EAST 1/2 OF THE NORTHWEST 1/4, THENCE CONTINUING SOUTHWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 37.59 FEET TO A POINT WHICH IS 97.42 FEET SOUTH FROM SAID SOUTH LINE OF THE NORTH 921 FEET AND 122.84 FEET EAST FROM SAID WEST LINE OF SAID 1/2 OF THE NORTHWEST 1/4, THENCE CONTINUING SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 349.85 FEET AND CONVEX WESTERLY A DISTANCE OF 67.56 FEET TO A POINT WHICH IS 161.96 FEET SOUTH FROM SAID SOUTH LINE OF SAID NORTH 921 FEET AND 103 FEET EAST FROM SAID WEST LINE OF EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 10, (EXCEPTING HOWEVER, FROM SAID 20 FOOT WIDE STRIP OF LAND THAT PART THEREOF LYING IN THE NORTH 941 FEET OF THE AFORESAID WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10);

PARCEL 3:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR RAILROAD SWITCH TRACK AS RESERVED IN GRANT OF EASEMENT FROM J. EMIL ANDERSON AND SONS, INC., TO JOHN SEXTON AND COMPANY, A CORPORATION OF ILLINOIS RECORDED AS

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DOCUMENT NO. 16649721 FOR THE BENEFIT OF PARCEL 1 OVER THAT PART OF THE EAST 20 FEET OF THE WEST 103 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 921 FEET OF SAID NORTHWEST 1/4 WITH THE EAST LINE OF THE WEST 83 FEET OF SAID EAST 1/2 OF THE NORTHWEST 1/4, THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 83 FEET A DISTANCE OF 395.82 FEET TO A POINT 1316.82 FEET SOUTH FROM THE NORTH LINE OF THE SAID NORTHWEST 1/4, THENCE SOUTHEASTWARDLY A DISTANCE OF 79.50 FEET ALONG A LINE WHICH IF EXTENDED A DISTANCE OF 95.50 FEET FURTHER OR 175 FEET IN ALL, WOULD PASS THROUGH A POINT WHICH IS 103.84 FEET EAST FROM THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4, THENCE NORTHWESTERWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 460 FEET AND CONVEX WESTWARDLY A DISTANCE OF 127.04 FEET TO A POINT 94.84 FEET EAST FROM SAID WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 26.59 FEET TO A POINT WHICH IS 98.99 FEET EAST FROM SAID WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4, THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 327 FEET AND CONVEX EASTERLY A DISTANCE OF 51.27 FEET TO A POINT ON THE EAST LINE OF SAID WEST 103 FEET OF SAID WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 WHICH IS 1191.76 FEET SOUTH FROM SAID NORTH LINE OF SAID NORTHWEST 1/4, THENCE NORTH ALONG SAID EAST LINE OF THE WEST 103 FEET A DISTANCE OF 270.76 FEET TO ITS INTERSECTION WITH SAID SOUTHERLY LINE OF THE NORTH 921 FEET OF THE NORTHWEST 1/4 THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 921 FEET OF THE NORTHWEST 1/4, 20 FEET TO THE POINT OF BEGINNING (EXCEPTING, HOWEVER, FROM SAID PART OF THE EAST 20 FEET OF THE WEST 103 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, THAT PORTION THEREOF LYING IN THE NORTH 941 FEET OF THE AFORESAID WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10) ALL IN COOK COUNTY ILLINOIS.

[COMMONLY KNOWN AS 4800 SOUTH KILBOURN AVE., CHICAGO ILLINOIS
TAX PARCEL NO(S): 19-10-104-022-0000 AND 19-10-104-026-0000]

TRACT B:

THE SOUTH 417 FEET OF THE NORTH 1358.00 FEET OF THE TWO (2) FOLLOWING DESCRIBED PARCELS OF REAL PROPERTY TAKEN AS A SINGLE TRACT:

PARCEL 1:

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM THE ABOVE DESCRIBED PARCEL THE SOUTH 1040.00 FEET AND THE WEST 333.00 FEET THEREOF);

PARCEL 2:

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AN IRREGULAR PARCEL OF LAND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 333.00 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTHERLY ON A LINE 333.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1809.50 FEET; THENCE NORTHWESTERLY MAKING AN ANGLE TO THE NORTHWEST OF 45 DEGREES, A DISTANCE OF 203.01 FEET TO A POINT 189.45 FEET EAST OF THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE CONTINUING NORTHWESTERLY ON A CURVED LINE, CONVEX TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 299.57 FEET AN ARC DISTANCE OF 199.52 FEET TO A POINT, WHICH IS 103.84 FEET EAST OF SAID WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4; THENCE NORTHWESTERLY TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 175.00 FEET TO A POINT, WHICH IS 83.00 FEET EAST OF THE SAID WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4; THENCE NORTHERLY ON A LINE 83.00 FEET EAST OF AND PARALLEL WITH THE SAID WEST LINE, A DISTANCE OF 1316.82 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE EAST ALONG SAID NORTH LINE, A DISTANCE OF 250.00 FEET TO THE PLACE OF BEGINNING (EXCEPT THEREFROM THAT PART THEREOF, WHICH LIES SOUTH OF THE NORTH LINE OF THE SOUTH 1040.00 FEET OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 10), ALL IN COOK COUNTY, ILLINOIS.

[COMMONLY KNOWN AS 4850 SOUTH KILBOURN AVE., CHICAGO ILLINOIS 60632
TAX PARCEL NO.: 19-10-104-027-0000]

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EXHIBIT "B"
[Copy of the Letter, attached]

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

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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Johnson and Colmar

SUITE 124
707 LAKE COOK ROAD
DEERFIELD, ILLINOIS 60015
TELEPHONE (312) 922-1980
FACSIMILE (312) 922-9283

Murray J. Lewison

mlewison@jocolaw.com

April 26, 2021

Old Republic National Title Insurance Company
8201 Preston Road – Suite 450
Dallas, Texas 75225

Re: Commitment No. 5147001426
4800 S. Kilbourn Ave. &
4850 S. Kilbourn Ave.
Chicago, IL

Dear Sir or Madam:

As attorney for both 4800 S. Kilbourn LLC and 4850 South Kilbourn LLC, you are hereby advised that the Lease Agreement dated October 31, 2011 evidenced by Memorandum of Lease recorded as Document No. 1305657547 and raised as Schedule B-II, Exception 25 is no longer in effect and has been replaced by an unrecorded Amended and Restated Lease dated February 1, 2021 between 4850 South Kilbourn LLC, as Landlord and A Lava & Son LLC, as Tenant for the property commonly known as 4850 S. Kilbourn Ave., Chicago, Illinois.

As to the 4800 Building, there is an unrecorded Amended and Restated Lease dated February 1, 2021 between 4800 S. Kilbourn LLC, as Landlord and A Lava & Son LLC, as Tenant for the property commonly known as 4800 S. Kilbourn Ave., Chicago, Illinois.

This letter is being provided to induce Old Republic Title to revise existing Schedule B-II, Exception 25.

Very truly yours,



Murray J. Lewison