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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/22/2021 03:19 PM PG: 1 OF 5

CAFI 2005664 CI 5603204

Property of Cook County Clerk's Office

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

Permanent Identification Number: 25-30-106-003-0000;
25-30-106-004-0000; 25-30-106-005-0000; 25-30-111-
031-0000; 25-30-117-001-0000; 25-30-117-002-0000; 25-
30-117-003-0000

Cross Reference Document Number
1627841050 in the Office of the Register and
Recorder in Cook County, Illinois

Cross Reference Document Number
1724839064 in the Office of the Register and
Recorder in Cook County, Illinois

This Memorandum of Assignment of Lease is dated as of June 1st, 2021, by and between **WIM FMB PORTFOLIO OWNER, LLC**, a Delaware limited liability company, as seller, with an address of 3280 Peachtree Road NE, Suite 2770, Atlanta, Georgia 30305 ("Assignor") and **EXCHANGERIGHT ESSENTIAL INCOME STRATEGY PROPERTIES 3, LLC**, a Delaware limited liability company, 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 First Midwest Bank, an Illinois State Chartered Bank, as tenant, are parties to that certain Absolute Lease Agreement dated September 27, 2016 (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:

First Midwest Bank
12015 S. Western Avenue
Blue Island, Illinois 60406

A Memorandum of Lease dated September 27, 2016, was recorded on October 4, 2016 as Document Number 1627841050 in the Office of the Register and Recorder in Cook County, Illinois. An

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Assignment and Assumption of Leases dated August 11, 2017, was recorded on September 5, 2017 as Document Number 1724839064 in the Office of the Register and Recorder in Cook County, Illinois.

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

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]

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ASSIGNOR:

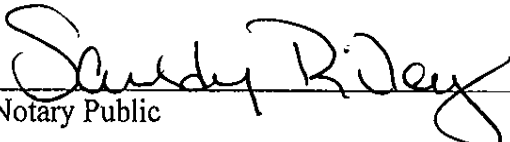
WIM FMB PORTFOLIO OWNER, LLC,
a Delaware limited liability company

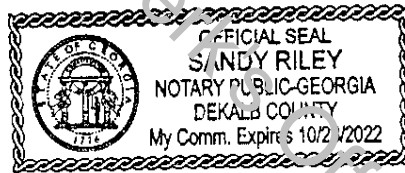
By: 
Name: William I. Markwell, III
Title: President

STATE OF Georgia)
) ss.
COUNTY OF Fulton])

I, Sandy Rilye, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that William I. Markwell, III personally known to me to be the President of WIM FMB Portfolio Owner, LLC a Delaware limited liability company, and personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President, he signed and delivered the said instrument pursuant to authority given by the governing body of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of June, 2021.


Notary Public
Commission expires 10/28/2022



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ASSIGNEE:

EXCHANGERIGHT ESSENTIAL INCOME STRATEGY PROPERTIES 3, LLC, a Delaware limited liability company

By: ExchangeRight Income Fund Operating Partnership, LP,
a Delaware limited partnership

Its: Sole Member

By: ExchangeRight Income Fund,
a Maryland statutory trust

Its: General Partner

By: ExchangeRight Income Fund Trustee, LLC,
a Delaware limited liability company

Its: Trustee

By: ExchangeRight Real Estate, LLC,
a California limited liability company

Its: Sole Member and Manager

By: [Signature]
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

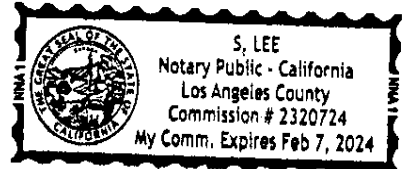
On June 3, 2021 before me, S. Lee Notary Public (here insert name and title of officer), personally appeared Warren Thomas, who signed the above referenced instrument in my presence and who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within 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: [Signature]

(Seal)



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Exhibit A

Legal Description

First Midwest Bank 1

PARCEL 1:

LOTS 3, 4, AND 5 (EXCEPT THE WEST 9 FEET OF SAID LOTS) IN THE RESUBDIVISION OF LOTS 4 TO 24 AND VACATED ALLEYS IN ORIGINAL BLOCK 2 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22 (EXCEPTING FROM SAID LOTS THAT PART THEREOF FALLING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND; BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID LOT 22, THENCE EASTERLY ALONG THE SOUTH LOT LINE OF AFORESAID LOT 22, A DISTANCE OF 7.0 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH LOT LINE OF AFORESAID LOT 13, SAID POINT BEING 9.0 FEET NORMALLY DISTANT EAST OF THE WEST LINE OF AFORESAID LOT 13, AS MEASURED ON THE NORTH LINE OF AFORESAID LOT 13 9.0 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 13, THENCE SOUTHERLY ALONG THE WEST LOT LINES OF AFORESAID LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, A DISTANCE OF 264 FEET TO THE POINT OF BEGINNING; IN BLOCK 6 IN PATTERSON'S SUBDIVISION OF LOT 3, THE SOUTH 33 FEET OF LOT 2 AND THE NORTH 33 FEET OF LOT 4, ALL IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOT 10, LOT 9, LOT 8 AND THE NORTH 1/2 OF LOT 7 (EXCEPT THE WEST 7 FEET OF SAID LOTS THEREOF) IN THE RESUBDIVISION OF LOTS 15 TO 23 AND VACATED ALLEY IN BLOCK 4 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

NOTE FOR INFORMATION ONLY:

Property Address: 12015 S. Western Avenue, Blue Island, Illinois 60406