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2121119017

Prepared by, and
After recording return to:

ExchangeRight Real Estate, LLC
1055 E. Colorado Blvd., Suite 310
Pasadena, California 91106

Doc# 2121119017 Fee \$57.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/30/2021 01:09 PM PG: 1 OF 4

CC# 21040201 SCROSS 202

Property of Cook County Clerk's Office

MEMORANDUM OF ASSIGNMENT OF LEASE

This Memorandum of Assignment of Lease is dated as of July 28, 2021 by and between CHICAGO NNN II ASSOCIATES, LLC, a Delaware limited liability company, as seller, with an address of c/o Harbor Group International, LLC, 999 Waterside Drive, Suite 2300, Norfolk, Virginia 23510 ("Assignor") and EXCHANGRIGHT NET-LEASED PORTFOLIO 49 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 and Walgreen Co., an Illinois corporation, as tenant, are parties to a Lease dated March 10, 2003 (as may have been amended or assigned, the "Lease") for that certain real property ("Premises"), which legal description is attached hereto and incorporated herein as Exhibit "A," commonly known as:

Walgreen's
7155 West Foster Place
Chicago, IL 60656

A Memorandum of Lease was filed for record on December 7, 2004, as Document No. 0434234066 of the Official Public Records of Cook County, Illinois.

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

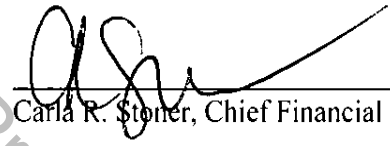
2. Purpose of Memorandum of Assignment of Lease. This Memorandum of Assignment of Lease is prepared for the purpose of recordation and does not modify the provisions of the Lease or the Assignment. The Lease and the Assignment are incorporated herein by reference. If there are any conflicts between the 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.

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ASSIGNOR:

CHICAGO NNN II ASSOCIATES, LLC,
a Delaware limited liability company

By: Chicago NNN II Managing Co., LLC,
a Delaware limited liability company
its Manager

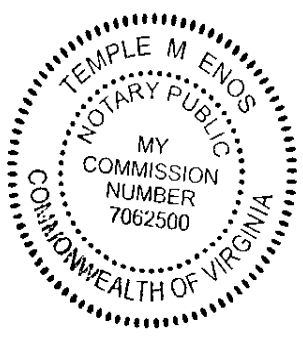
By: 

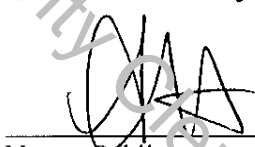
Carla R. Stoner, Chief Financial Officer

State of VIRGINIA)
County of Stafford) ss.
_____)

Before me, a Notary Public in and for said County and State, personally appeared the above named Carla R. Stoner, Chief Financial Officer of Chicago NNN II Managing Co., LLC, a Delaware limited liability company, Manager of CHICAGO NNN II ASSOCIATES, LLC, a Delaware limited liability, who acknowledged that she did sign the foregoing instrument and the same is the free act and deed of said company and of her personally and as such officer.

In Testimony Whereof, I have hereunto set my hand and official seal, this 20th day of July, 2021.





Notary Public
My Commission exp: 09.30.2022


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ASSIGNEE:

EXCHANGERIGHT NET-LEASED PORTFOLIO 49 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: 
Name: **Warren Thomas**
Title: **Manager**

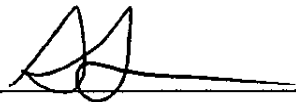
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

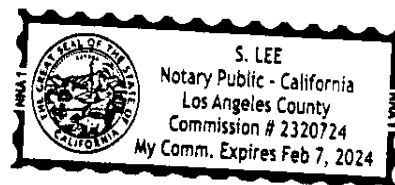
On July 26, 2021 before me, S. Lee, Notary Public (here insert name and title of officer), personally appeared Warren Thomas, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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: 

(Seal)



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Exhibit A

Legal Description

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 (EXCEPT THE SOUTH 9.50 FEET THEREOF) IN BLOCK 6 IN VOLK BROTHERS GREATER HARLEM AVENUE SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 1 TO 6 BOTH INCLUSIVE, TOGETHER WITH LOTS 7, 8, 9 AND 10 (EXCEPT THE SOUTH 9.5 FEET THEREOF) IN BLOCK 6, TAKEN AS A TRACT, IN VOLK BROTHERS GREATER HARLEM AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID TRACT; THENCE FOLLOWING COURSES AND DISTANCES ALONG THE LINE OF SAID TRACT TO WIT:

THENCE NORTH 58°21'16" EAST, 270.10 FEET;
THENCE SOUTH 00°46'42" EAST, 116.50 FEET;
THENCE SOUTH 58°21'16" WEST, 156.41 FEET;
THENCE SOUTH 00°46'42" EAST, 90.46 FEET;
THENCE SOUTH 89°15'02" WEST, 97.44 FEET;
THENCE NORTH 00°50'07" WEST, 148.59 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS GRANTED AND MORE FULLY SET FORTH IN RECIPROCAL GRANT OF EASEMENTS AND AGREEMENT DATED JUNE 17, 2011 AND RECORDED JUNE 23, 2011 AS DOCUMENT NO. 1117418039.

PROPERTY IS COMMONLY KNOWN AS: 7155 WEST FOSTER PLACE, CHICAGO, IL

PERMANENT INDEX NUMBERS: 13-07-302-001-0000; 13-07-302-002-0000; 13-07-302-003-0000; 13-07-302-004-0000; 13-07-302-005-0000; 13-07-302-006-0000 & 13-07-302-027-0000