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Doc#. 2201006182 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2022 03:55 PM Pg: 1 of 11

Prepared By:

Jyothi Shetty
14800 Frye Rd
Fort Worth, TX 76155-2732

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

JPMorgan Chase Bank, N.A.
Attn: Post Closing
P O Box 9011
Coppell, TX 75019-9011

Loan No: 200447980
APN: 11-31-318-003-0000
2043-2045 W Arthur Ave
Chicago, IL 60645

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MEMORANDUM OF ASSUMPTION AGREEMENT

THIS MEMORANDUM OF ASSUMPTION AGREEMENT (this "Memorandum"), is made as of December 29, 2021, by and among the following parties (the "Parties"): Klein Family III Investment Company, LLC, an Illinois limited liability company ("Assuming Party"); Arthurco, LLC, an Illinois limited liability company ("Original Borrower"); Leo Dukach; Pol Sikar and Tom Klein, MD (Individually and collectively, "Guarantor"); and JPMORGAN CHASE BANK, N.A. ("Lender").

This Memorandum is made and recorded to give notice of the following facts and circumstances:

1. Lender is the beneficiary or mortgagee under a deed of trust, mortgage or similar security instrument (as applicable, the "Security Instrument") executed by Original Borrower and recorded on August 09, 2021 in the official records of Cook County, Illinois as Doc # 2122141068 encumbering the real property described in Exhibit A attached hereto (the "Property"). The Security Instrument secures a loan (the "Loan") evidenced by a promissory note (the "Note") dated July 01, 2021, in the original principal sum of \$1,150,000.00. The Note, the Security Instrument and the other documents, instruments and agreements evidencing, securing, guaranteeing or otherwise relating to the Loan are referred to in this Memorandum as the "Loan Documents."

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2. Assuming Party has acquired or is acquiring title to the Property. In connection therewith, each of the Parties has executed and delivered an Assumption Agreement (the "Agreement") of even date herewith. The Agreement evidences the assumption of the Loan by Assuming Party and certain modifications to the Loan Documents.

3. Pursuant to the Agreement, Assuming Party is assuming the Loan and all obligations set forth in the Note or the other Loan Documents.

4. Original Borrower has been released from certain obligations under the Loan and the Loan Documents.

5. Guarantor has been released from certain obligations under the Loan and the Loan Documents.

6. This Memorandum is prepared for the purpose of recordation and to give notice of certain of the rights and obligations imposed in the Agreement. It does not constitute an amendment or modification of the Agreement and the failure to mention other rights or obligations contained in the Agreement will have no effect on the validity or enforceability of such rights or obligations.

7. The Agreement is incorporated into this Memorandum as if set forth in full herein. This Memorandum is subject to all the terms and conditions of the Agreement. In the event of a conflict between the terms and conditions of the Agreement and the terms and conditions of this Memorandum, the terms and conditions of the Agreement will control.

[Remainder of page intentionally left blank]

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DATED as of the day and year first above written

ASSUMING PARTY:

Klein Family III Investment Company, LLC, an Illinois limited liability company



By: Tom Klein, MD, Manager

ORIGINAL BORROWER:

Arthurco, LLC, an Illinois limited liability company

(see attached)

By: Leo Dukach, Managing Member

(see attached)

By: Pol Sikar, Managing Member

GUARANTOR:



Tom Klein, MD

LENDER:

JPMORGAN CHASE BANK, N.A.

By: (see attached)

Name: _____

Title: _____

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DATED as of the day and year first above written

ASSUMING PARTY:

Klein Family III Investment Company, LLC, an Illinois limited liability company

(see attached)

By: Tom Klein, MD, Manager

ORIGINAL BORROWER:

Arthurco, LLC, an Illinois limited liability company

(Signature)

By: Leo Dukach, Managing Member

(see attached)

By: Pol Sikar, Managing Member

GUARANTOR:

(see attached)

Tom Klein, MD

LENDER:

JPMORGAN CHASE BANK, N.A.

By: *(see attached)*

Name: _____

Title: _____

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DATED as of the day and year first above written

ASSUMING PARTY:

Klein Family III Investment Company, LLC, an Illinois limited liability company

(see attached)

By: Tom Klein, MD, Manager

ORIGINAL BOPKOWER:

Arthurco, LLC, an Illinois limited liability company

(see attached)

By: Leo Dukach, Managing Member

Pol Sikar

By: Pol Sikar, Managing Member

GUARANTOR:

(see attached)

Tom Klein, MD

LENDER:

JPMORGAN CHASE BANK, N.A.

By: *(see attached)*

Name: _____

Title: _____

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DATED as of the day and year first above written

ASSUMING PARTY:

Klein Family III Investment Company, LLC, an Illinois limited liability company

(see attached)

By: Tom Klein, MD, Manager

ORIGINAL BORROWER:

Arthurco, LLC, an Illinois limited liability company

(see attached)

By: Leo Dukach, Managing Member

(see attached)

By: Pol Sikar, Managing Member

GUARANTOR:

(see attached)

Tom Klein, MD

LENDER:

JPMORGAN CHASE BANK, N.A

By: URSULA FLORES

Name: Authorized Officer

Title:

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Illinois Acknowledgment

STATE OF Illinois)

) ss.

COUNTY OF Cook)

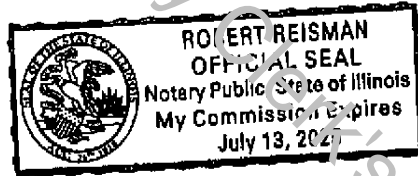
I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tom Klein and [redacted] personally known to me to be the [Managers] [Members] of Klein Family III Inv Co (n) Illinois [limited liability company] [~~corporation~~] and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4 day of January, 20 22

[Signature]
Notary Public

My Commission Expires:

July 13, 2025



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Illinois Acknowledgment

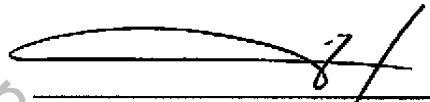
STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LEO DUKACH and _____ personally known to me to be the [Managers] [Members] [_____] of ARTHURCO LLC, a(n) ILLINOIS [limited liability company] [corporation], and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

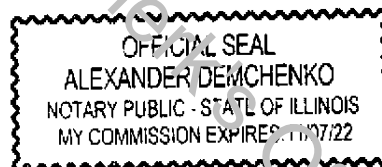
Given under my hand and notarial seal this _____ day of _____, 20__.



Notary Public

My Commission Expires:

11/07/22



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Illinois Acknowledgment

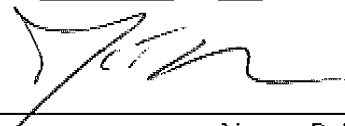
STATE OF IL)

) ss.

COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Pol Simon and [Manager/Member] personally known to me to be the [Managers] [Members] [Manager/Member] of Arancio, LLC, a(n) Illinois [limited liability company] [corporation], and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

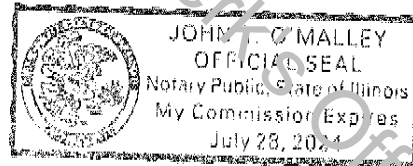
Given under my hand and notarial seal this 30th day of December, 2021.



Notary Public

My Commission Expires:

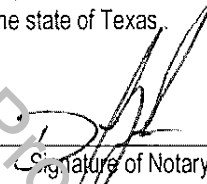
07/28/2024



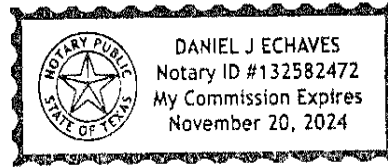
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State of Texas) ss.
County of Tarrant)

On the 15th day of December in the year 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Ursula Flores, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the city of Fort Worth and the state of Texas.



Signature of Notary Public



Property of Cook County Clerk's Office

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EXHIBIT "A"
Legal Description

LOTS 154 AND 155 IN ARTHUR AVENUE SUBDIVISION OF THE 26 ACRES, BEING 6 CHAINS NORTH OF THE SOUTHWEST CORNER IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 11-31-318-003-0000

Property of Cook County Clerk's Office