



22 CST 280 263 V4b
ceb 1 of 5

UNOFFICIAL COPY

Doc#: 2205607074 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/25/2022 06:38 AM Pg: 1 of 5

MEMORANDUM OF GROUND LEASE

This Document Prepared by, and
after Recording should be Returned to:

Robert Anthony
Community Partners for Affordable Housing
800 S. Milwaukee Suite 201
Libertyville, IL 60048

MEMORANDUM OF GROUND LEASE

[Recording information]

This Memorandum of Ground Lease ("the "Memorandum") is made and entered into this 18 th day of February, 2022 by and between Felicia Stanicy, whose address is 1800 Greenleaf, Evanston, IL ("Lessee") and CPAH CLT LLC, an Illinois limited liability company ("Lessor"), whose address is 800 S. Milwaukee, #201, Libertyville, IL 60048.

WITNESSETH:

Lessor is the owner of certain real property located in the City of Evanston, County of Cook, State of Illinois, known as 1800 Greenleaf, Evanston, IL (the "Leased Premises"), more particularly described as follows:

LOTS 1 AND 2 AND NORTH 1 FEET OF LOT 3 (EXCEPT WEST 128 FEET OF SAID LOTS 1, 2, AND 3) IN BLOCK 3 IN PITNER'S SECOND ADDITION TO EVANSTON, A SUBDIVISION OF NORTH 1/2 OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 1800 Greenleaf Street
Evanston, IL 60202

PIN: 10-24-214-016-0000

Lessee is the owner of the Improvements located on the Leased Premises and purchased the Improvements subject to the terms of an unrecorded Ground Lease between Lessor and Lessee ("Ground Lease"), which Ground Lease is dated February 18, 2022.

The provisions of the Ground Lease include, but are not limited to, the following:

1. The Ground Lease commences on February 18, 2022 and terminates on February 17, 2121.
The Ground Lease is subject to a renewal for a period of ninety-nine (99) years.

UNOFFICIAL COPY

2. The Ground Lease prohibits Lessee from mortgaging the Improvements and Lessee's interest in the Leased Premises without prior consent of the Lessor.
3. The Ground Lease requires that in the event Lessee intends to sell the Improvements, Lessee shall notify Lessor of such intent; and that, thereupon, Lessor shall have the option to purchase the Improvements on the terms and conditions contained in the Ground Lease. The Improvements may not be conveyed to a third party without compliance with the terms of the Ground Lease.
4. The Ground Lease stipulates that the Lessee's interest in the Leased Premises shall not be assigned, subleased, sold, or otherwise conveyed without the prior written consent of the Lessor.
5. The Ground Lease requires that the Leased Premises be used only for residential purposes. Any additions or alterations to the Improvements must comply with the terms of the Ground Lease.
6. The Ground Lease requires that no liens for services, labor, or materials shall attach to the Lessor's title to the Leased Premises.
7. The Ground Lease requires the Lessee to make certain monthly payments.
8. The Ground Lease requires that this Memorandum of Ground Lease be recorded in the records of Lake County, Illinois.

This Memorandum of Ground Lease is executed pursuant to the provisions contained in the Ground Lease and is not intended to vary the terms and conditions of the Ground Lease, but is intended only to give notice of such Ground Lease and certain provisions thereof.

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Ground Lease.

LESSOR:

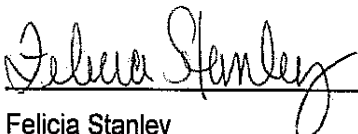
By: CPAH CLT, LLC, an Illinois limited liability company

By: Community Partners for Affordable Housing, an Illinois not for profit corporation, its sole member.

By: 

Its: President

LESSEES:


 Felicia Stanley

UNOFFICIAL COPY

ACKNOWLEDGMENT OF LESSOR

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, Amy R. Kaufman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert Anthony, the duly authorized President of CPAH CLT LLC an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Memorandum of Ground Lease as such _____, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal this 18 day of February, 2022.

Amy R. Kaufman
Notary Public



My Commission Expires:
5/17/2023

ACKNOWLEDGMENT OF LESSEE

STATE OF Illinois)
) SS
COUNTY OF Lake)

I, Amy R. Kaufman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert Anthony, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing Memorandum of Ground Lease appeared before me this day in person and acknowledged that he/she (they) signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 18th day of February, 2022.

Amy R. Kaufman
Notary Public



My Commission Expires:
5/17/2023

UNOFFICIAL COPY

ACKNOWLEDGMENT OF LESSEE

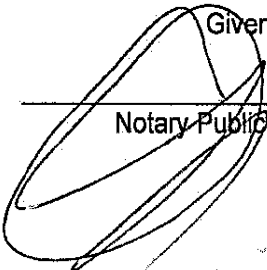
STATE OF ILLINOIS)

) SS

COUNTY OF Cook)

I, Cheryl L. Brady, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Patricia Stanley, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing Memorandum of Ground Lease appeared before me this day in person and acknowledged that he/she (they) signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

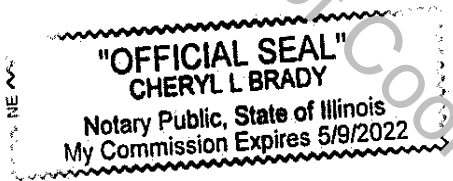
Given under my hand and official seal this 18th day of February, 2022.



Notary Public

My Commission Expires:

5/9/2022



Property of Cook County Clerk's Office

UNOFFICIAL COPY

OTHER EXHIBITS TO BE ATTACHED AS APPROPRIATE

PREMISES

LOTS 1 AND 2 AND NORTH 1 FEET OF LOT 3 (EXCEPT WEST 128 FEET OF SAID LOTS 1, 2, AND 3) IN BLOCK 3 IN PITNER'S SECOND ADDITION TO EVANSTON, A SUBDIVISION OF NORTH 1/2 OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 1800 Greenleaf Street
Evanston, IL 60202

PIN: 10-24-214-016-0000

RESTRICTIONS

To be attached when necessary to stipulate use restrictions not included under Zoning

INITIAL APPRAISAL

Property of Cook County Clerk's Office