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Doc#. 2208106310 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/22/2022 09:56 AM Pg: 1 of 6

This Document Prepared By and
After Recording Return to:

Timothy S. Breems, Sr.
Ruff, Freud, Breems & Nelson Ltd.
200 N. LaSalle Street
Suite 2020
Chicago, IL 60601

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MEMORANDUM OF TERMINATION OF LEASE AND OPTION TO PURCHASE

THIS MEMORANDUM OF TERMINATION OF LEASE AND OPTION TO PURCHASER is made as of February 28, 2022 by and between **630 S. Hicks, LLC**, an Illinois limited liability company, and **Lenzini Holdings, L.L.C.**, an Illinois limited liability company, (collectively, the "**Landlord**"), and **Taz Holdings, LLC - AMBL Recycling Series**, an Illinois series limited liability company (the "**Tenant**").

WITNESSETH:

THAT, by that certain Industrial Space Lease dated as of February 28, 2020, between Landlord and Tenant (collectively, the "**Lease**"), Landlord has granted to Tenant, and Tenant has acquired from Seller, an exclusive option to acquire the real estate located in Cook County, IL commonly known as 630 S. Hicks, Palatine, IL and legally described in Exhibit A attached hereto (the "**Option**") and made a part hereof (the "**Property**") upon the terms and subject to the conditions set forth in the Lease. Capitalized terms not otherwise defined herein shall have the meaning(s) ascribed to them in the Lease.

THAT, a Memorandum of Lease executed by Landlord and Tenant dated February 28, 2020 was recorded with the Cook County Recorder of Deeds on February 28, 2020 as Document No. 2005906098 ("**Memorandum**") in accordance with the terms of the Lease solely for the purpose of giving notice of the existence of the Lease and Option and the Memorandum does not supersede or in any way modify the terms or conditions of the Lease.

THAT, pursuant to and upon the terms and conditions set forth in the Lease, said Option has been exercised by Tenant and a nominee of Tenant is acquiring the Property from Landlord and the Lease being cancelled contemporaneously herewith in accordance with the terms of the Lease. Accordingly, Landlord and Tenant hereby agree that the Lease and Option shall terminate and the Memorandum is released of record and of no further force or effect.

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THAT, Landlord and Tenant now desire to cause this Memorandum of Termination of Lease and Option to Purchase to be recorded in the Office of the Recorder of Deeds, Cook County, Illinois in order to put interested parties on notice that the Lease and Option granted by the Lease has been terminated and of no further force or effect.

Agreement

Now Therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby acknowledge that the Lease and Option have both terminated and the Memorandum is hereby released.

In Witness Whereof, Landlord and Tenant have executed this Memorandum as of the date first written above.

LANDLORD:

630 S. HICKS, LLC, an Illinois limited liability company,

BY: Wendy Gold
Wendy Gold, Manager

LENZINI HOLDINGS, L.L.C., an Illinois limited liability company,

BY: Wendy Gold
Wendy Gold, Manager

TENANT

Taz Holdings, LLC - AMBL Recycling Series, an Illinois series limited liability company,

BY: _____
Ronald J. Tazelaar, Manager

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THAT, Landlord and Tenant now desire to cause this Memorandum of Termination of Lease and Option to Purchase to be recorded in the Office of the Recorder of Deeds, Cook County, Illinois in order to put interested parties on notice that the Lease and Option granted by the Lease has been terminated and of no further force or effect.

Agreement

Now Therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby acknowledge that the Lease and Option have both terminated and the Memorandum is hereby released.

In Witness Whereof, Landlord and Tenant have executed this Memorandum as of the date first written above.

LANDLORD:

630 S. HICKS, LLC, an Illinois limited liability company,


BY: _____
Wendy Gold, Manager

LENZINI HOLDINGS, L.L.C., an Illinois limited liability company,

BY: _____
Wendy Gold, Manager

TENANT

Taz Holdings, LLC - AMBL Recycling Series, an Illinois series limited liability company,

BY:  _____
Ronald J. Tazelaar, Manager

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STATE OF ILLINOIS)
) SS
COUNTY OF ~~COOK~~ LAKE)

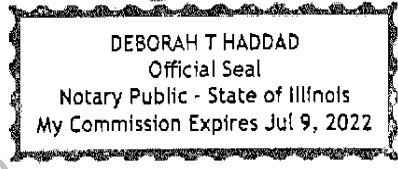
I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Wendy Gold, as Manager of 630 S. Hicks, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary acts and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of March, 2022.

Deborah T Haddad

Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF ~~COOK~~ LAKE)

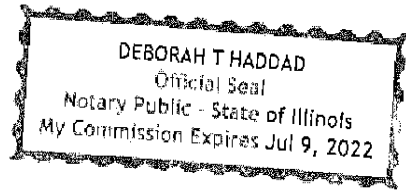


I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Wendy Gold, as Manager of Lerzini Holdings, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary acts and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of March, 2022.

Deborah T Haddad

Notary Public



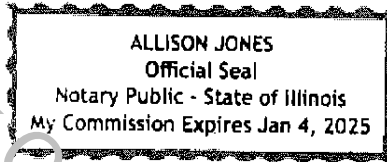
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Ronald Tazelaar, as Manager of Taz Holdings, LLC – AMBL Recycling Series, an Illinois series limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary acts and as the free and voluntary act of said series limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd day of March, 2022.

Allison Jones
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF THE PROPERTY

LOT 4 AND 5 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK, A SUBDIVISION OF THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST RIGHT OF WAY OF STATE ROUTE NUMBER 53, IN COOK COUNTY, ILLINOIS.

PIN: 02-23-313-005-0000; 02-23-313-006-0000

Address: 630 S. Hicks Road, Palatine, IL 60067

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