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2208857023

PREPARED BY:
900-950 CHURCH STREET PROPERTY LLC,
an Illinois limited liability company

Doc# 2208857023 Fee \$88.00

AND AFTER RECORDED MAIL TO:

Animesh K. Ravani
Northstone Law
1016 W. Jackson Blvd, Suites 508-509,
Chicago, IL 60607

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/29/2022 12:21 PM PG: 1 OF 3

COVER SHEET FOR RENEWAL OF GROUND LEASE NOTICE

PLEASE TAKE NOTICE OF THE ATTACHED RENEWAL OF GROUND LEASE commencing on November 18, 2019 and expiring November 17, 2029, between the Chicago Transit Authority, a municipal corporation, as Landlord, and 900-950 CHURCH STREET PROPERTY LLC, an Illinois limited liability company, as Tenant (as assignee of the tenant's interest formerly held by SCG Church Street Plaza, LLC, pursuant to that certain Assignment and Assumption of Parking Leases Agreement recorded in the Cook County, Illinois Recorder of Deeds office November 4, 2021 as Doc. #2130834002). Said Ground Lease, as previously amended and assigned, is attached to the Affidavit recorded in the Cook County, Illinois Recorder of Deeds office July 27, 2005 as Doc. #0520802166 for the following Property:

Permanent Index Numbers: 11-18-125-015-0000

The common address for the property is 1708 Benson Avenue, Evanston, IL

Legal Description:

FROM THE SOUTH LINE OF CLARK STREET TO THE NORTH LINE OF CHURCH STREET, A STRIP OF LAND 30 FEET WIDE DESCRIBED AS FOLLOWS. THE EAST 30 FEET OF THE WEST 35 FEET OF THE EAST 100 FEET OF LOTS 1, 2, 3, 4, 5, AND 6 IN BLOCK 18 IN THE VILLAGE OF EVANSTON, IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(Signature page follows)

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Dated this 14 day of February, 2022

900-950 CHURCH STREET PROPERTY LLC, an Illinois limited liability company

By: *Mitch Goltz*
Name: Mitch Goltz
Title: Manager

STATE OF IL)
COUNTY OF Cook) ss:

On this 14 day of February, 2022, before me, a Notary Public in and for such County and State, personally appeared Mitch Goltz, to me personally known, who, being by me duly sworn, did say that he is the manager of **900-950 CHURCH STREET PROPERTY LLC**, an Illinois limited liability company, and that such instrument was signed on behalf of such entity by authority of its members and such person acknowledged such instrument to be the free act and deed of such entity.

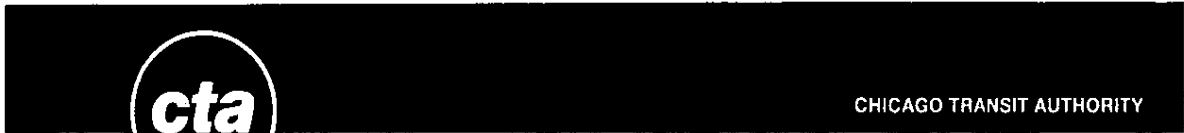
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Natalie Acierro
Notary Public

My Commission Expires:
7/21/2024



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567 West Lake Street
 Chicago, Illinois 60661-1498
 TEL 312 664-7200
 www.transitchicago.com

10/16/2019

SCG Church Street Plaza LLC
 c/o Kim Sliteris
 McCaffery, Inc.
 120 N. Racine Avenue, 2nd Floor
 Chicago, IL 60607


Subject: Ground Lease Agreement between SCG Church Street Plaza LLC as tenant and Chicago Transit Authority, as Landlord, for Premises located between Clark Street and Church Street, West of the Purple Line Right-of-Way (the "Lease")

RE: Landlord Consent to Renewal Term

In accordance with Article III of the above referenced Lease, the Chicago Transit Authority consents to the Lease Renewal Term which will commence on November 18, 2019 at the rental rate of \$6.00 per square foot, or \$86,580 annually. On the anniversary date of each year of the option term, the rent will escalate based on CPI for the latest available month in the preceding year. The Renewal Term will expire on November 17, 2029.

Sincerely,


 Joe Harmening
 Real Estate Department

ACCEPTED AND
 AGREED (TENANT)
 SCG CHURCH STREET PLAZA, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY
 By: 
 Title: SEBASTIAN GRISONI
 VICE PRESIDENT

Cc: Kiran Advani, CTA Legal
 Lap Yung Leung, CTA Accounting
 Brian Carroll, Jones Lang LaSalle, Inc.
 Michael Hoffstrom, Jones Lang LaSalle, Inc.
 Kali Henderson, Jones Lang LaSalle, Inc.