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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 06/02/2022 01:16 PM PG: 1 OF 8

Property of Cook County Clerk's Office

SPACE ABOVE FOR RECORDER'S USE

2 of 3
CCHI 2002040LD D6
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Neal Gerber and Eisenberg LLP
Two North LaSalle Street, Suite 1700
Chicago, IL 60602
Attention: Doug Lubelchek

QUITCLAIM OF MEMORANDUM

This Quitclaim of Memorandum (this "Quitclaim of Memorandum") is made as of October 5, 2021 (the "Execution Date"), by ONNI CAPITAL LLC, a Nevada limited liability company ("Purchaser"), in favor of TREH 700 W. CHICAGO VENTURE, LLC, a Delaware limited liability company ("Seller").

A. Seller and Purchaser are parties to that certain Memorandum of Purchase Agreement (the "Memorandum") recorded on October 20, 2021, in the Official Records of Cook County, Illinois as Document No. 21 29322004.

B. The Memorandum was recorded to provide notice of that certain unrecorded Agreement of Purchase and Sale dated October 5, 2021 (the "Agreement") for the purchase and sale of the property as more particularly described on Exhibit A attached hereto. Capitalized terms which are not defined herein shall have the meaning given to them in the Memorandum.

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C. The parties now wish to record this termination to confirm that the Memorandum is of no further force or effect.

NOW THEREFORE, incorporating the foregoing recitals and for other fair and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Purchaser hereby certifies and confirms as follows:

1. Termination of Memorandum. The Memorandum is hereby terminated and of no further force or effect.

2. No Amendment to Agreement. Nothing contained in this Quitclaim of Memorandum shall be deemed to modify or amend the Agreement in any respect.

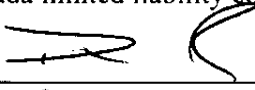
[SIGNATURES APPEAR ON FOLLOWING PAGE(S)]

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IN WITNESS WHEREOF, the parties have executed this Quitclaim of Memorandum as of the date first written above.

Dated: 10/5/21

ONNI CAPITAL LLC,
a Nevada limited liability company

By: 

Name: DAVID BELL

Its: Authorized Signatory

Dated: _____

TREH 700 W. CHICAGO VENTURE, LLC, a
Delaware limited liability company

By: _____

Name: _____

Its: _____

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IN WITNESS WHEREOF, the parties have executed this Quitclaim of Memorandum as of the date first written above.

Dated: _____

ONNI CAPITAL LLC,
a Nevada limited liability company

By: _____
Name: _____
Its: _____

Dated: June 1, 2022

TREH 700 W. CHICAGO VENTURE, LLC, a
Delaware limited liability company

By: _____
Name: D. R. Bradford
Its: SVP Fiscal Operations

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ACKNOWLEDGMENT

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 CA)
County of Los Angeles)

On 10/5/21, before me, Sarah Back, a Notary Public, personally appeared Daniel Bell, 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 

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ACKNOWLEDGMENT

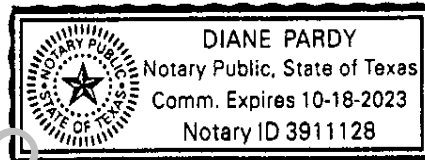
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of TEXAS)
County of DALLAS)

On October 14, 2021, before me, Diane Pardy, a Notary Public, personally appeared D. Randall Bradford, 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 TEXAS that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Diane Pardy

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

That part of Lots 1 and 2 in Block 99 of Elston's Addition to Chicago in Cook County, Illinois, and accretions thereto, situated in the West 1/2 of the Southwest 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows, to wit:

Beginning at the intersection of the Northerly extension of the East Line of Said Lot 2 and the South face of the concrete retaining wall along the South side of the North Branch of the Chicago River; thence Southerly along said extension and along the East Line of said Lot 2 to a point 90 feet Northerly, measured at right angles from the center line of Chicago Avenue, as said Chicago Avenue was originally located and established; thence Westerly parallel to said center line of Chicago Avenue to a point 90 feet Easterly measured at right angles from the center line of Halsted Street, as said street was originally located and established; thence Northerly parallel to said center line of Halsted Street a distance of 365 feet; thence Westerly at right angles a distance of 28.5 feet more or less, to the Southeast corner of that certain parcel of Land conveyed by the Chicago and Northwestern Railway Company to the City of Chicago by deed dated June 27, 1949 and recorded January 31, 1950 as document number 14725713; thence Northerly along the East Line of said parcel conveyed to the City of Chicago by said deed aforesaid, to the South face of the concrete retaining wall along the South side of the North Branch of the Chicago River; thence Easterly along the South face of said wall, to the point of beginning, in Cook County, Illinois.

Parcel 2:

That part of Lots 1 and 2 in Block 99 of Elston's Addition to Chicago in Cook County, Illinois, in the West 1/2 of the Southwest 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows, to wit:

Beginning at the intersection of the East Line of Lot 2 with the Northerly line of Chicago Avenue, as said Avenue is now located and established; thence Westerly along the Northerly line of Chicago Avenue, as said Avenue is now located and established, a distance of 185.09 feet; thence Northwesterly along a line forming an angle of 129 degrees; measured counterclockwise from the last described course, to the Easterly line of Halsted Street, as said street is now located and established; thence Northerly along said Easterly line of Halsted Street 365 feet, more or less, to the Southwesterly corner of that certain parcel of Land conveyed by the Chicago and Northwestern Railway Company to the City of Chicago by deed dated June 27, 1949 and recorded January 31, 1950 as document number 14725713; thence Easterly along the South line of said parcel of Land so conveyed by deed dated June 27, 1949 and recorded January 31, 1950 as document number 14725713, and the same extended Easterly a distance of 57 feet; thence Southerly parallel to said Easterly line of Halsted Street to a point distant 90 feet Northerly measured at right angles to said center line of Chicago Avenue; thence Easterly parallel to the Northerly line of Chicago Avenue, as said avenue is now located and established, a distance of 168 feet to the East Line of said Lot 2; thence Southerly along said East Line of Lot 2 a distance of 50 feet, more or less, to the point of beginning, in Cook County, Illinois.

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Parcel 3:

Lots 3, 4 and 5 in Block 99 in Elston Addition to Chicago, and accretions thereto lying North of said Lots and South of the South face of the concrete retaining wall along the South side of the North Branch of the Chicago River, in the West 1/2 of the Southwest 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, (excepting from the above described premises the South 7 feet of said Lots taken or used for widening of Chicago Avenue), in Cook County, Illinois.

Parcel 4:

Lots 6, 7 and 8 in Block 99 in Elston's Addition to Chicago and accretions thereto lying Northeasterly of said Lots and Southwesterly of the Southwesterly face of the concrete retaining wall along the Southwesterly side of the North Branch of the Chicago River, in the West 1/2 of the Southwest 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian (excepting therefrom the South 7 feet of said Lots taken or used for widening of Chicago Avenue) and (excepting therefrom that part of Lot 8 in Block 99 aforesaid, lying Easterly of the Westerly face of the concrete retaining wall along the Westerly side of the North Branch of the Chicago River), in Cook County, Illinois.

Property Address: 700 W. Chicago Avenue, Chicago, Illinois ~~60654~~

PINS: 17-04-329-002-0000
17-04-329-003-0000
17-04-329-007-0000
17-04-329-009-0000