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Doc# 2217247067 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/21/2022 02:01 PM PG: 1 OF 4

Property of Cook County Clerk's Office

Waiver of Right of First Refusal

After Recording Return to:

Fidelity National Title Insurance Company
3301 Windy Ridge Parkway SE, Suite 300
Atlanta, GA 30339

PINs:

- 19-10-418-037 (Lot 96)
- 19-10-418-038 (Lot 97)
- 19-10-418-039 (Lot 98)
- 19-10-418-040 (Lot 99)

FIDELITY NATIONAL TITLE FCHI2200421LI
1 of 2

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WAIVER OF RIGHT OF FIRST REFUSAL

This WAIVER OF RIGHT OF FIRST REFUSAL ("Waiver") is made this 20th day of May, 2022, by **Riverside Land Trust LLC**, a Delaware limited liability company having an address of P.O. Box 332123, Miami, FL 33233 ("ROFR Holder").

WITNESSETH:

WHEREAS, **ROFR Holder** and **CJS CHICAGO 55TH ST., LLC**, a Delaware limited liability company having an address of c/o Orion Real Estate Group, 200 South Biscayne Blvd., 7th Floor, Miami, FL 33131; attention: Kevin Sanz ("**Owner**") are parties to that Right of First Refusal dated October 28, 2021 and recorded under Instrument No. 2200307061, in the records of Cook County, Illinois (the "**Right of First Refusal**"), for the premises commonly known as 4200 W. 55th Street, Chicago, IL and legally described in the legal description attached hereto and made a part hereof as **Exhibit A** (the "**Premises**");

WHEREAS, Owner desires to sell the Premises to The Joseph and Ann M. Palumbo Trust ("**Purchaser**") upon the terms and conditions of that certain Purchase and Sale Agreement dated May 3, 2022 ("**Offer**"); and Owner and Purchaser have requested that ROFR Holder waive its right of first refusal as to the sale of the Premises from Owner to Purchaser; and

WHEREAS, ROFR Holder is willing to waive its right of first refusal to purchase the Premises as to this transaction only upon the terms and conditions contained herein.

NOW, THEREFORE, the parties agree as follows:

1. ROFR Holder hereby waives its right of first refusal to purchase the Premises only as to the sale of the Premises from Owner to Purchaser in accordance with the terms of the Offer but not as to any subsequent transfer of the Premises. Specifically, Purchaser may not further transfer the fee simple in the Premises by sale without first obtaining the consent of ROFR Holder and a waiver of its rights under the Right of First Refusal. ROFR Holder is providing this Waiver on the express condition and understanding that the Premises remain encumbered by the Right of First Refusal.
2. All future notices to Purchaser, as the new Owner under the Right of First Refusal, shall be sent to:

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The Joseph and Ann M. Palumbo Trust
29162 Country Hills Road
San Juan Capistrano, CA 92675

- 3. Capitalized terms used herein which are not defined herein shall have the meaning given to them in the Right of First Refusal.

IN WITNESS WHEREOF, this Waiver has been executed by the undersigned as of the day and year first above written.

Riverside Land Trust LLC

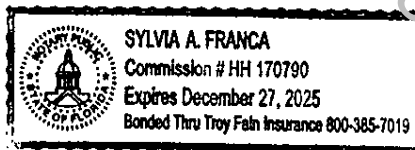
By: [Signature]
Name: Joseph Blazejack
Title: Authorized Signatory

Subscribed and sworn to before me on May 20, 2022, by means of physical presence or online notarization, by Joseph Blazejack, as Authorized Signatory of Riverside Land Trust LLC, a Delaware limited liability company, who is personally known to me or who has produced _____ as identification.

Witness my hand and official seal.

[Signature]
Notary Public

My Commission Expires: _____



This document prepared by:
DarrowEverett LLP
One Turks Head Place, Suite 1200
Providence, RI 02903

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EXHIBIT A

Legal Description

LOTS 96, 97, 98 AND 99 IN KEELER AVENUE AND 55TH STREET RESUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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