

# UNOFFICIAL COPY

22-65241

## NOTICE OF TERMINATION OF LEASE

Doc#: 2218121070 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/30/2022 06:45 AM Pg: 1 of 3

Know all men by these presents, that Sky River, LLC, an Illinois limited liability company, as Lessor, and US Pacific Management Inc., an Illinois corporation, as Lessee, hereby declare the termination, effective as of the date of execution of this Notice of Termination of Lease, of that certain lease which is the subject of the Memorandum and Notice of Lease Agreement recorded on February 7, 2020 as Document No. 2003806059 in the Office of the Recorder of Deeds of Cook County, Illinois, encumbering the premises therein described and legally described as follows, situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

together with all the appurtenances and privileges thereunto belonging or appertaining.

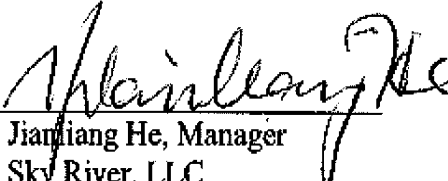
This document may be executed in one or more counterparts by the parties hereto, each of which counterparts shall be an original and all of which together shall constitute a single document.

Witness our hands and seals this 6th day of June, 2022.

Lessor: Sky River, LLC

Lessee: U.S. Pacific Management Inc.

By:

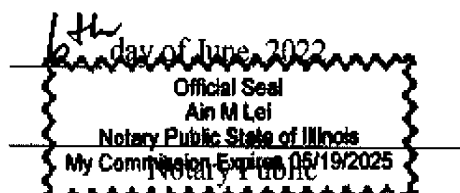
  
Jianliang He, Manager  
Sky River, LLC

By:

  
Jing Pan, Secretary  
US Pacific Management Inc.

Signed and sworn to before me this

Signed and sworn to before me this



This instrument prepared by and, after recording, mail to:

William J. Leonard  
Z. Wang & Associates, P.C.  
20 S. Clark Street, Suite 750  
Chicago, IL 60603

Doma Insurance Agency of Illinois  
1240 E. Diehl Road, Suite 105  
Naperville, IL 60563

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## EXHIBIT "A"

### LEGAL DESCRIPTION OF REAL ESTATE

#### PARCEL 1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF AND ADJOINING 22ND STREET BETWEEN GROVE STREET AND THE SOUTH BRANCH OF THE CHICAGO RIVER AND IS BOUNDED ON THE NORTH BY 22ND STREET; ON THE EAST BY THE WEST LINE OF GROVE STREET, AS THE WEST LINE OF SAID GROVE STREET WAS ESTABLISHED BY THE DECREE OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ENTERED MAY 11, 1883, IN BURNT RECORDS CASE NO. 254; ON THE SOUTH BY THE SOUTH BRANCH ADDITION TO CHICAGO; AND ON THE WEST BY THE SOUTH BRANCH OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 1, 2, 3, AND 4 IN BLOCK 3 IN SOUTH BRANCH ADDITION TO CHICAGO (EXCEPTING FROM SAID PREMISES THAT PORTION THEREOF CONVEYED TO THE SANITARY DISTRICT OF CHICAGO BY WARRANTY DEED FROM SEAVERN'S ELEVATOR CO. DATED JULY 21, 1904, AND RECORDED JULY 27, 1904, IN BOOK 8719, PAGE 289, AS DOCUMENT 3571373) AND (EXCEPTING ALSO THEREFROM THAT PORTION CONVEYED TO THE CUNICO PRESS, INC., A CORPORATION OF ILLINOIS, BY DEED RECORDED JULY 31, 1947, AS DOCUMENT 14112901, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE BOUNDARY LINE BETWEEN SAID LOTS 3 AND 4, WITH THE NORTHWESTERLY LINE OF GROVE STREET; THENCE NORTH 25 DEGREES, 48 MINUTES, 29 SECONDS EAST ALONG SAID NORTHWESTERLY LINE OF SAID GROVE STREET, A DISTANCE OF 22.31 FEET; THENCE NORTH 63 DEGREES, 46 MINUTES, 24 SECONDS WEST ALONG A LINE PASSING THROUGH THE MOST SOUTHERLY POINT OF THE MOST SOUTHERLY PILASTER OF THE SOUTHERLY WALL OF A GARAGE WAREHOUSE BUILDING OF SAID LOT 3, A DISTANCE OF 227.64 FEET TO THE EASTERLY LINE OF THE SANITARY DISTRICT OF CHICAGO PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED JULY 24, 1904, AS DOCUMENT 3571373, SAID INTERSECTION BEING 24.00 FEET 4-1/4 INCHES NORTH OF THE BOUNDARY LINE BETWEEN SAID LOTS 3 AND 4; THENCE SOUTH 27 DEGREES, 20 MINUTES, 48 SECONDS WEST ALONG SAID EAST LINE AND THE EAST LINE OF PREMISES CONVEYED BY WARRANTY DEED RECORDED DECEMBER 20, 1904, AS DOCUMENT 3634733, TO SAID BOUNDARY LINE BETWEEN LOTS 3 AND 4; THENCE EASTERLY ALONG THE BOUNDARY LINE BETWEEN SAID LOTS 3 AND 4, 227 FEET 4 AND 1/4 INCHES, MORE OR LESS, TO THE POINT OF BEGINNING) IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**PARCEL 3:**

LOTS 44 TO 56, BOTH INCLUSIVE, IN CRANE'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

**PARCEL 4:**

A PIECE OR PARCEL OF LAND COMPRISING A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, AND THE NORTHEASTERLY 15.00 FEET OF LOT 8, ALL IN BLOCK 4 IN THE SOUTH BRANCH ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF AND ADJACENT TO GROVE STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 4, AFORESAID; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF GROVE STREET, 365.00 FEET; THENCE SOUTHEASTERLY AT AN ANGLE WITH THE ABOVE-DESCRIBED LINE IN NORTHEAST INTERSECTION OF 90 DEGREES 31 MINUTES 30.27 FEET, THENCE NORTHEASTERLY AT AN ANGLE WITH THE ABOVE- DESCRIBED LINE IN THE NORTHWESTERLY INTERSECTION OF 106 DEGREES 22 MINUTES 15.63 FEET, MORE OR LESS, TO A POINT IN THE NORTHEASTERLY LINE OF LOT 8 IN BLOCK 4, AFORESAID; SAID POINT BEING ON A LINE 25.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE TANGENT PORTION OF THE CENTER LINE OF CHICAGO AND ALTON RAILROAD COMPANY'S NORTHWESTERLY MAIN TRACK, SAID POINT BEING 34.81 FEET SOUTHEASTERLY MEASURED FROM THE SOUTHEASTERLY LINE OF GROVE STREET ALONG THE NORTHEASTERLY LINE OF SAID LOT 8; THENCE NORTHEASTERLY PARALLEL WITH AND 25.00 FEET NORTHWESTERLY FROM THE TANGENT PORTION OF THE CENTERLINE OF THE CHICAGO AND ALTON RAILROAD COMPANY'S NORTHWESTERLY MAIN TRACK 357.25 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 1 IN BLOCK 4, AFORESAID, 92.26 FEET SOUTHEASTERLY FROM THE SOUTHEAST LINE OF GROVE STREET, MEASURED ALONG THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE SAID NORTHEASTERLY LINE OF SAID LOT 1, 92.26 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PIN: 17-28-103-002-0000  
17-28-103-007-0000  
17-28-104-001-0000  
17-28-104-002-0000

Address: 465 West Cermak Road  
Chicago, IL 60616