

# UNOFFICIAL COPY



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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/01/2022 01:18 PM PG: 1 OF 5

This instrument prepared by and  
After recording return to:

James M. Carolan  
Steptoe & Johnson LLP  
1114 Avenue of the Americas  
New York, New York 10036

*CLHI 2203166LP*  
*NH 3 of 5*

## MEMORANDUM OF ASSIGNMENT OF LEASE

This Memorandum of Assignment of Lease is made and entered into as of June 29, 2022, by and between **MONROE OFFICE LLC**, a Delaware limited liability company, as successor in interest to Standard Federal Bank, a Federal Savings Bank, whose address is c/o R2 Companies, 1200 N. North Branch Street, Suite 100 W, Chicago, Illinois 60642 ("Assignor") and **BROWN DERBY LLC**, a Delaware limited liability company ("Grantee"), whose address is c/o Paul Xuereb, Tri-Star Equities, 155 East 26th Street, New York, New York 10010 (the "Assignee") who acknowledge and agree as follows:

1. Assignment. Assignor (by assignment) and BOND DRUG COMPANY OF ILLINOIS, LLC, an Illinois limited liability company, as successor in interest to Bond Drug Company of Illinois, an Illinois corporation, entered into that certain Lease Agreement dated April 7, 1999, as may be amended from time to time (the "Lease") for that certain real property located in Cook County, Illinois, which legal description is attached hereto and incorporated herein as Exhibit "A" ("Premises"):

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A Memorandum of Lease was recorded on May 7, 1999 as Document No. 99446143 in the Office of the Recorder of Deeds of Cook County, Illinois.

Assignor has assigned the Lease to Assignee as more specifically set forth in that certain Assignment and Assumption of Lease ("Assignment") effective on the date the deed transferring ownership of the Premises to Assignee is recorded.

2. Purpose of Memorandum of Assignment of Lease. This Memorandum of Assignment of Lease is prepared for the purpose of recordation and does not modify the provisions of the Lease or the Assignment. The Lease and the Assignment are incorporated herein by reference. If there are any conflicts between the Lease or the Assignment and this Memorandum of Assignment of Lease, the provisions of the Lease or the Assignment, as the case may be, shall prevail.

[NO FURTHER TEXT ON THIS PAGE; SIGNATURE FOLLOWS]





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## EXHIBIT A LEGAL DESCRIPTION

### RETAIL PARCEL 1:

THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.92 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 7 AFORESAID 52.12 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 25.69 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 10.25 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 12.08 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 10 SECONDS WEST 5.69 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 11.98 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 12.73 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 21.08 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 12.42 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 18.75 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 2.08 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 15.76 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 3.19 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 5.50 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 8.14 FEET TO A POINT ON THE EAST LINE OF SAID LOTS 7 THROUGH 12; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 75.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 20.97 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 17.76 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 5.47 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 43.07 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 21.97 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 3.30 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 53.06 FEET TO A POINT ON THE WEST LINE OF SAID LOTS 7 THROUGH 12; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 132.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Address: 79 W. Monroe St., Chicago, IL 60603

PINs: 17-16-212-001-0000, 17-16-212-002-0000, 17-16-212-003-0000,  
17-16-212-004-0000, 17-16-212-005-0000, 17-16-212-006-0000