

# UNOFFICIAL COPY

RECORDING REQUESTED BY:

Samantha T. Schneck, Esq.  
Carlton Fields, P.A.  
1025 Thomas Jefferson Street, NW  
Suite 400 West  
Washington, D.C. 20007-5208

WHEN RECORDED MAIL TO:

Samantha T. Schneck, Esq.  
Carlton Fields, P.A.  
1025 Thomas Jefferson Street, NW  
Suite 400 West  
Washington, D.C. 20007-5208

Record & Return to:  
Madison Title Agency, LLC  
1125 Ocean Avenue  
Lakewood, NJ 08701  
1 6 6 6 7 4



Doc# 2233513051 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/01/2022 01:57 PM PG: 1 OF 5

THIS SPACE FOR RECORDER'S USE ONLY

## MEMORANDUM OF OPERATOR LEASE

Bella Terra Wheeling  
Wheeling, Cook County, Illinois  
FHA Project No. 071-22504

Project Address: 730 West Hintz Road, Wheeling, IL 60090  
APN/Parcel ID(s): 03-10-401-027-0000

Property of Cook County Clerk's Office

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Recording requested by, and  
after recording, return to:  
Gutnicki LLP  
4711 Golf Rd., Ste. 200  
Skokie, IL 60076  
Attn: Jeremy J. Meisel, Esq.

## MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (“Memorandum of Lease”) is executed as of November 1, 2022 by and between WHEELING PROPERTY HOLDINGS, LLC, an Illinois limited liability company (hereinafter called the “Lessor”), and WHEELING SKILLED NURSING FACILITY, LLC, an Illinois limited liability company (hereinafter called the “Lessee”).

### RECITALS

WHEREAS, Lessor and Lessee have executed that certain Lease Agreement dated as of September 1, 2019 (“Lease”), that certain Amendment to Lease Agreement dated as of even date herewith, and that certain Addendum to Operating Lease as of even date herewith (“Lease Amendment”), and as may thereafter be amended from time to time, covering certain land as more particularly described in Exhibit A attached hereto and incorporated herein by this reference and improved with a nursing facility located at 730 West Hintz Road, City of Wheeling, Cook County, State of Illinois 60090.

WHEREAS, Lessor and Lessee desire to record notice of the lease as amended in the public records of Cook County, Illinois.

NOW THEREFORE, in consideration of the foregoing, Lessor and Lessee hereby declare as follows:

1. Demise. Lessor hereby leases the Property to Lessee and Lessee hereby leases the property from Lessor, subject to the terms, covenants and conditions contained in the Lease, as amended.
2. Term. The term of the Lease (“Term”) shall expire on September 1, 2028.

*[SIGNATURE PAGES FOLLOW]*

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## SIGNATURE PAGE TO MEMORANDUM OF LEASE

IN WITNESS WHEREOF, the undersigned have executed this instrument as of the day and year first above written.

**LESSEE:**

**WHEELING SKILLED NURSING FACILITY,  
LLC, an Illinois limited liability company**

By: Legacy Healthcare Financial Services, LLC, an  
Illinois limited liability company

Its: Manager 

By: \_\_\_\_\_

Name: Menachem Shabat

Its: Manager

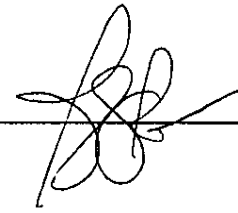
Property of Cook County Clerk's Office

### ACKNOWLEDGMENT

STATE OF Illinois )  
 ) ss:  
COUNTY OF Cook )

On this 23 day of November, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Menachem Shabat, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



 \_\_\_\_\_  
Notary Public

My Commission Expires: 11/20/2026

# UNOFFICIAL COPY

## SIGNATURE PAGE TO MEMORANDUM OF LEASE

IN WITNESS WHEREOF, the undersigned have executed this instrument as of the day and year first above written.

**LESSOR:**

**WHEELING PROPERTY HOLDINGS, LLC,**  
an Illinois limited liability company.

By:   
Name: Chaim Rajchenbach  
Its: Manager

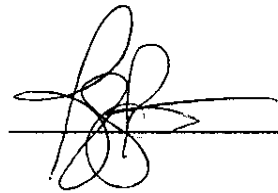
Property of Cook County Clerk's Office

### ACKNOWLEDGMENT

STATE OF Illinois )  
 ) ss:  
COUNTY OF Cook )

On this 23 day of November, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Chaim Rajchenbach, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



  
Notary Public

My Commission Expires: 11/20/2026

(SIGNATURE PAGES CONTINUE)

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 1 IN LEXINGTON HEALTH CARE OF WHEELING PLAT OF SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTE FOR INFORMATION: Being Parcel No. 03-10-401-027-0000, of the City of Wheeling, County of Cook.

ADDRESS: 730 West Hintz Road, City of Wheeling, Cook County, State of Illinois 60090

Property of Cook County Clerk's Office