

# UNOFFICIAL COPY

Prepared by, and  
after recording return to:  
Marilyn Dunn  
Attorney at Law  
180 N. LaSalle Street, Suite 3700  
Chicago, IL 60601



\*2235540005\*

Doc# 2235540005 Fee \$88.00

THSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/21/2022 09:17 AM PG: 1 OF 4

## MEMORANDUM OF SUBLEASE

THIS MEMORANDUM OF SUBLEASE ("Memorandum of Lease") is executed as of December 19, 2022 by and between SAM Realty Associates, LLC, an Illinois limited liability company (hereinafter called the "Lessor"), and The Pavilion of South Shore LLC, an Illinois limited liability company d/b/a The Pavilion of South Shore (hereinafter called the "Lessee").

### RECITALS

WHEREAS, Lessor and Lessee have executed that certain Sublease Agreement dated as of December 19, 2022 as modified by HUD Addendum to Operating Lease dated as of December 19, 2022; (collectively, the "Lease"), 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 7750 South Shore Drive, Chicago, Illinois 60649.

WHEREAS, Lessor and Lessee desire to record notice of the Lease 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. Expiration Date. The current term of the Lease ("Term") shall commence on December 19, 2022 and expire on December 18, 2032, subject to extension for five (5) successive terms of two (2) years each, subject to the terms and conditions set forth in the Lease.

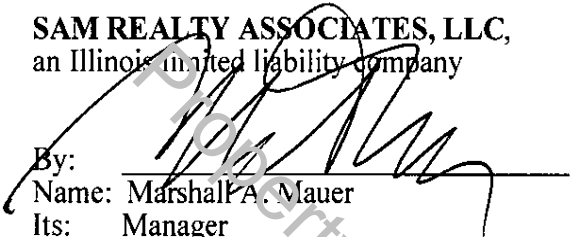
# UNOFFICIAL COPY

SIGNATURE PAGE  
TO  
MEMORANDUM OF SUBLEASE

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

**LESSOR:**

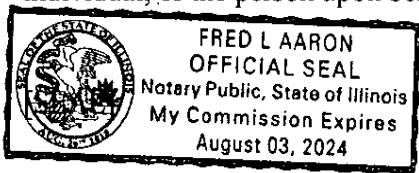
**SAM REALTY ASSOCIATES, LLC,**  
an Illinois limited liability company

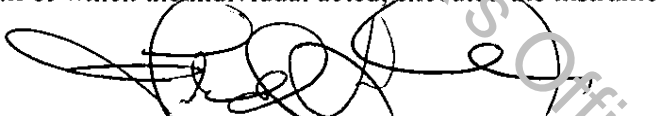
By:   
Name: Marshall A. Mauer  
Its: Manager

**ACKNOWLEDGMENT**

STATE OF ILLINOIS )  
) ss:  
COUNTY OF COOK )

On this 29 day of NOV, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Marshall A. Mauer, Manager of SAM Realty Associates, LLC, 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 as Manager, 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: 08-03-2024

**(SIGNATURE PAGES CONTINUE)**

**UNOFFICIAL COPY****SIGNATURE PAGE  
TO  
MEMORANDUM OF SUBLEASE**

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

**LESSEE:**

**THE PAVILION OF SOUTH SHORE LLC,**  
an Illinois limited liability company  
d/b/a The Pavilion of South Shore

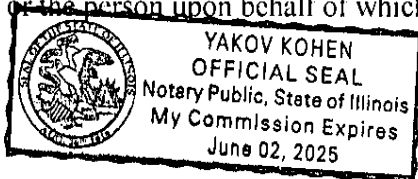
By: \_\_\_\_\_  
Name: Jonathan Aaron  
Its: Manager

**ACKNOWLEDGMENT**

STATE OF IL )  
 ) ss:  
COUNTY OF COOK )

On this 26 day of November, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Jonathan Aaron, Manager of The Pavilion of South Shore LLC, 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 as Manager, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[SEAL]



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

My Commission Expires: 6/2/25

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOT 94 IN DIVISION 1, IN WESTFALL'S SUBDIVISION OF 208 ACRES BEING IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE NORTHWESTERLY 40 FEET OF LOT 95 IN DIVISION 1, OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

EASEMENTS FOR ACCESS AND PARKING CREATED BY CONSTRUCTION AND PARKING EASEMENT AGREEMENT RECORDED JANUARY 9, 2020 AS DOCUMENT 2000940023 FOR THE BENEFIT OF PARCEL 1 OVER LOT 96 IN DIVISION 1, IN WESTFALL'S SUBDIVISION OF 208 ACRES BEING IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBERS: 21-30-412-045-0000, 21-30-412-038-0000, 21-30-412-033-0000.

COMMONLY KNOWN AS: 7750 South Shore Drive, Chicago, Illinois