



Doc# 2301808070 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/18/2023 11:22 AM PG: 1 OF 9

This instrument was prepared by:

Cherie Strong
Deputy Chief Legal Officer
Office of the General Counsel
Chicago Housing Authority
60 East Van Buren Street, 12th Floor
Chicago, Illinois 60605

And after recording, this instrument should be returned to:

Cherie Strong
Deputy Chief Legal Officer
Office of the General Counsel
Chicago Housing Authority
60 East Van Buren Street, 12th Floor
Chicago, Illinois 60605

41065234P (2 of 36)

**TERMINATION OF
REGULATORY AND OPERATING AGREEMENT**

ROOSEVELT SQUARE PHASE I

This Termination of Regulatory and Operating Agreement (this "Termination") by and between the Chicago Housing Authority, a public body corporate and politic, organized and existing under the laws of Illinois (the "Authority") and Roosevelt Square I Limited Partnership, an Illinois limited partnership (the "Owner"), is entered into as of this 10th day of January, 2023.

WHEREAS, the Authority and HUD entered into Consolidated Annual Contributions Contract No. C-1150, dated December 11, 1995 (the "ACC"); and

WHEREAS, the Authority and HUD entered into a Mixed Finance Amendment to the above referenced ACC dated September 10, 2004, (the "Mixed-Finance Amendment") governing Project No. IL06P802226 (the "Project"); and

WHEREAS, pursuant to the Mixed-Finance Amendment, the Authority and Owner entered into a certain Regulatory and Operating Agreement dated as of September 1, 2004 (the "R&O") and recorded with the Cook County Recorder of Deeds on September 10, 2004 as Document No. 0425441033; and

WHEREAS, HUD has authorized the conversion of the Project from mixed-finance public housing to Section 8 assistance under the Rental Assistance Demonstration ("RAD") program and has issued a RAD Conversion Commitment for the Project; and

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P 9
S Y-1
SC _____
INT RV

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WHEREAS, the R&O is being terminated by this Termination to accomplish conversion of the Project from mixed-finance public housing to Section 8 assistance under RAD.

NOW, THEREFORE, in consideration of mutual promises made, the parties hereto agree that the R&O is hereby terminated and both the Authority and Owner are hereby released from any and all obligations thereunder.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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In consideration of the foregoing covenants, the parties do hereby set forth their seals:

CHICAGO HOUSING AUTHORITY,
a public body corporate and politic, organized and existing under the laws of Illinois

(SEAL)
ATTEST:



By: 
Name: Tracey Scott
Title: Chief Executive Officer

STATE OF ILLINOIS)

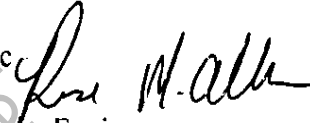
: SS

COUNTY OF COOK)

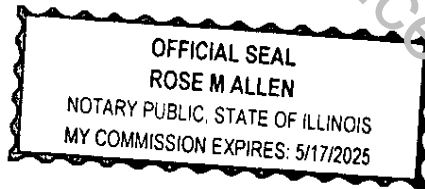
ON THIS, the 6th day of January, 2022, before me, the undersigned officer, personally appeared Tracey Scott who acknowledged himself/herself to be the Chief Executive Officer of the Chicago Housing Authority, a public agency, and that she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as said officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public



My Commission Expires:
(Notary Stamp)



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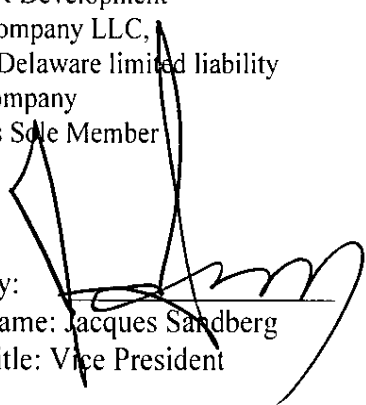
ROOSEVELT SQUARE I LIMITED PARTNERSHIP,
an Illinois limited partnership

By: Roosevelt Square I LLC,
an Illinois limited liability company,
its General Partner

By: LR ABLA LLC,
a Delaware limited liability
company
its Sole Member

By: LR Development
Company LLC,
a Delaware limited liability
company
its Sole Member

(SEAL)
ATTEST:

By: 
Name: Jacques Sandberg
Title: Vice President

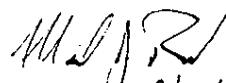
STATE OF ILLINOIS)
COUNTY OF COOK)

SS

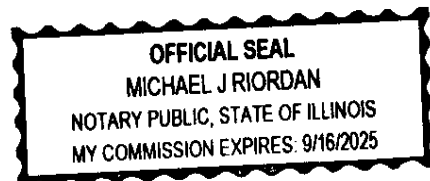
ON THIS, the 21 day of December, 2022, before me, the undersigned officer, personally appeared Jacques Sandberg, who acknowledged himself/herself to be the Vice President of LR Development Company LLC, a Delaware limited liability company, the sole member of LR Abla LLC, a Delaware limited liability company, the sole member of Roosevelt Square I LLC, a Illinois limited liability company, the general partner of Roosevelt Square I Limited Partnership, an Illinois limited partnership, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as said Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public



My Commission Expires: 9/16/25
(Notary Stamp)



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EXHIBIT A

LEGAL DESCRIPTION

I. North Parcel

Lots 1, 3, 5, 7, 10, 12, 13, 14, 15, 19, 23, 28, 29, and 31 in Plat I Roosevelt Square Subdivision, a Resubdivision of Buckley's Subdivision, part of Macalister's Subdivision, and Subdivision of Block 14 of Vernon Park Addition to Chicago, Part of the East Half of the Southwest Quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, City of Chicago, County of Cook, State of Illinois, according to the Plat thereof recorded May 27, 2004 as document #0414831142; except from said Lots 10, 12, 13, 14 and 15 those parts thereof within the North Retail Parcel described below:

PINS: 17-17-323-001 and 17-17-334-004

COMMON ADDRESSES:

LOT 1	904 S. RACINE AVE.
LOT 1	906 S. RACINE AVE.
LOT 1	910 S. RACINE AVE.
LOT 3	1217 ARTHINGTON STREET
LOT 5	905 S. LYTLE ST.
LOT 7	909 S. LYTLE ST.
LOT 10	1224 AND 1226 W. TAYLOR STREET
LOT 12	1218-1220 W. TAYLOR STREET
LOT 13	1214-1216 W. TAYLOR STREET
LOT 14	1210-1212 W. TAYLOR STREET
LOT 15	924 S. RACINE AVE.
LOT 15	1200 - 1208 W. TAYLOR STREET
LOT 19	1026 S. RACINE AVE.
LOT 19	1030 S. RACINE AVE.
LOT 23	1023 S. LYTLE STREET
LOT 23	1027 S. LYTLE STREET
LOT 28	1202 - 1208 W. GRENSHAW AVE.
LOT 29	1201 - 1207 W. GRENSHAW AVE.
LOT 31	1214 AND 1222 W. ROOSEVELT ROAD

North Retail Parcel (PIN: 17-17-323-001)

1210-1212 Taylor (LOT 14 - PIN: 17-17-323-001)

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All that portion of the following described premises lying above Elevation 14.65 and beneath Elevation 25.28 City of Chicago Datum:

Part of Lot 14 as designated upon Plat I Roosevelt Square, a resubdivision of part of Buckley's Subdivision, Part of Macalister's Subdivision and the Subdivision of Block 14 of Vernon Park Addition to Chicago lying within the East Half of the Southwest Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows to wit: Commencing at the Southwest corner of said Lot 14; Thence South 89°58'19" East along the South line of said Lot, a distance of 4.26 feet; Thence North 00°01'41" East, a distance of 1.01 feet; to the Point of Beginning of this description; Thence North 00°01'41" East, a distance of 53.87 feet; Thence South 89°58'19" East, a distance of 20.22 feet; Thence South 00°01'41" West, a distance of 4.86 feet; Thence South 89°58'19" East, a distance of 2.50 feet; Thence South 00°01'41" West, a distance of 32.35 feet; Thence North 89°58'19" West, a distance of 7.50 feet; Thence South 00°01'41" West, a distance of 16.52 feet; Thence North 89°58'19" West, a distance of 2.27 feet; Thence South 00°01'41" West, a distance of 0.14 feet; Thence North 89°58'19" West, a distance of 12.95 feet; to the Point of Beginning. Situated in the County of Cook, State of Illinois.

1214-1216 Taylor (LOT 13 - PIN: 17-17-323-001)

All that portion of the following described premises lying above Elevation 14.65 and beneath Elevation 25.28 City of Chicago Datum:

Part of Lot 13 as designated upon Plat I Roosevelt Square, a resubdivision or part of Buckley's Subdivision, Part of Macalister's Subdivision and the Subdivision of Block 14 of Vernon Park Addition to Chicago lying within the East Half of the Southwest Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows to wit: Commencing at the Southeast corner of said Lot 13; Thence North 89°58'19" West along the South line of said Lot, a distance of 4.01 feet; Thence North 00°01'41" East a distance of 1.01 feet; to the Point of Beginning of this description; Thence North 00°01'41" East, a distance of 53.87 feet; Thence North 89°58'19" West, a distance of 20.22 feet; Thence South 00°01'41" West, a distance of 4.86 feet; Thence North 89°58'19" West, a distance of 2.50 feet; Thence South 00°01'41" West, a distance of 32.35 feet; Thence South 89°58'19" East a distance of 2.50 feet; Thence South 00°01'41" West, a distance of 16.52 feet; Thence South 89°58'19" East, a distance of 2.27 feet; Thence South 00°01'41" West, a distance of 0.14 feet; Thence South 89°58'19" East, a distance of 12.95 feet; to the Point of Beginning. Situated in the County of Cook, State of Illinois.

1218-1220 Taylor (LOT 12 - PIN: 17-17-323-001)

All that portion of the following described premises lying above Elevation 14.55 and beneath Elevation 25.18 City of Chicago Datum:

Part of Lot 12 as designated upon Plat I Roosevelt Square, a resubdivision of part of Buckley's Subdivision, Part of Macalister's Subdivision and the Subdivision of Block 14 of Vernon Park Addition to Chicago lying within the East Half of the Southwest Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows to wit: Commencing at the Southwest corner of said Lot 12; Thence South 89°58'19" East along the South line of said Lot, a distance of 4.26 feet;

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Thence North 00°01'41" East, a distance of 1.01 feet; to the Point of Beginning of this description; Thence North 00°01'41" East, a distance of 53.87 feet; Thence South 89°58'19" East, a distance of 20.22 feet; Thence South 00°01'41" West, a distance of 4.86 feet; Thence South 89°58'19" East, a distance of 2.50 feet; Thence South 00°01'41" West, a distance of 32.35 feet; Thence North 89°58'19" West, a distance of 7.50 feet; Thence South 00°01'41" West, a distance of 16.52 feet; Thence North 89°58'19" West, a distance of 2.27 feet; Thence South 00°01'41" West, a distance of 0.14 feet; Thence North 89°58'19" West, a distance of 12.95 feet; to the Point of Beginning. Situated in the County of Cook, State of Illinois.

1224-1226 Taylor (LOT 10 - PIN: 17-17-323-001)

All that portion of the following described premises lying above Elevation 14.40 and beneath Elevation 25.03 City of Chicago Datum:

Part of Lot 10 as designated upon Plat 1 Roosevelt Square, a resubdivision of part of Buckley's Subdivision, Part of Macalister's Subdivision and the Subdivision of Block 14 of Vernon Park Addition to Chicago lying within the East Half of the Southwest Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows to wit: Commencing at the Southwest corner of said Lot 10; Thence South 89°58'19" East along the South line of said Lot, a distance of 4.26 feet; Thence North 00°01'41" East, a distance of 1.01 feet; to the Point of Beginning of this description; Thence North 00°01'41" East, a distance of 53.87 feet; Thence South 89°58'19" East, a distance of 20.22 feet; Thence South 00°01'41" West, a distance of 4.86 feet; Thence South 89°58'19" East, a distance of 2.50 feet; Thence South 00°01'41" West, a distance of 32.35 feet; Thence North 89°58'19" West, a distance of 7.50 feet; Thence South 00°01'41" West, a distance of 16.52 feet; Thence North 89°58'19" West, a distance of 2.27 feet; Thence South 00°01'41" West, a distance of 0.14 feet; Thence North 89°58'19" West, a distance of 12.95 feet; to the Point of Beginning. Situated in the County of Cook, State of Illinois.

1200-1208 Taylor (LOT 15 - PIN: 17-17-323-001)

All that portion of the following described premises lying above Elevation 14.50 and beneath Elevation 26.83 City of Chicago Datum:

Part of Lot 15 as designated upon Plat 1 Roosevelt Square, a resubdivision of part of Buckley's Subdivision, Part of Macalister's Subdivision and the Subdivision of Block 14 of Vernon Park Addition to Chicago lying within the East Half of the Southwest Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows to wit: Commencing at the Southeast corner of said Lot 15; thence North 89°58'27" West along the South line of said Lot, a distance of 10.63 to a Point; thence North 45°00'08" West, a distance of 3.67 to the Point of Beginning of this description; thence North 44°59'52" East, a distance of 5.10 to a Point; thence Northeasterly along a non-tangent curve to the right said curve having a radius of 3.15 feet and a central angle of 180°00'00" (the chord of which bears North 44°59'52" East, a distance of 6.29 feet); thence North 44°59'52" East, a distance of 5.10 to a Point; thence North 45°00'08" West, a distance of 2.00 to a Point; thence South 44°59'52" West, a distance of 0.18 to a Point; thence North 45°00'08" West, a distance of 0.61 to a Point; thence North 00°00'08"

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West, a distance of 31.26 to a Point; thence South 89°59'52" West, a distance of 11.46 to a Point; thence North 00°00'08" West, a distance of 2.99 to a Point; thence South 89°59'52" West, a distance of 29.17 to a Point; thence North 00°00'08" West, a distance of 12.01 to a Point; thence South 89°59'52" West, a distance of 6.18 to a Point; thence South 00°00'08" East, a distance of 2.47 to a Point; thence South 89°59'52" West, a distance of 8.58 to a Point; thence North 00°00'08" West, a distance of 2.47 to a Point; thence South 89°59'52" West, a distance of 38.95 to a Point; thence South 00°00'08" East, a distance of 57.67 to a Point; thence North 89°59'52" East, a distance of 82.93 to a Point; thence South 45°00'08" East, a distance of 0.61 to a Point; thence South 44°59'52" West, a distance of 0.18 to a Point; thence South 45°00'08" East, a distance of 2.00 to the Point of Beginning. Situated in the County of Cook, State of Illinois.

AND

II. South Parcel

Lots 34, 35, 37, 43, 45, 46, 49, 53, 55, 58, and 62 in Plat 2 Roosevelt Square Subdivision, a Resubdivision of Blocks 6, 7, and Part of 8 of Henry Waller's subdivision, Part of the West Half of the Northeast Quarter of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian, City of Chicago, County of Cook, State of Illinois, according to the Plat thereof recorded May 27, 2004 as document #0414831143.

PINS: 17-20-200-062, 17-20-200-063 and 17-20-207-045

COMMON ADDRESSES:

LOT 34	1133 W. ROOSEVELT ROAD
LOT 35	1105 W. ROOSEVELT ROAD
LOT 35	1111 AND 1119 W. ROOSEVELT ROAD
LOT 37	1220 BLUE ISLAND AVE.
LOT 43	1120 W. WASHBURNE AVE.
LOT 43	1124 W. WASHBURNE AVE.
LOT 45	1146 W. WASHBURNE AVE.
LOT 45	1148 W. WASHBURNE AVE.
LOT 45	1152 W. WASHBURNE AVE.
LOT 45	1156 W. WASHBURNE AVE.
LOT 46	1157 W. WASHBURNE AVE.
LOT 49	1133 W. WASHBURNE AVE.
LOT 49	1135 - 1141 W. WASHBURNE AVE.
LOT 49	1145 W. WASHBURNE AVE.
LOT 53	1115 W. WASHBURNE AVE. (PLAYGROUND)
LOT 55	1248 BLUE ISLAND AVE.
LOT 55	1250 BLUE ISLAND AVE.

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LOT 58	1264 BLUE ISLAND AVE.
LOT 58	1266 BLUE ISLAND AVE.
LOT 62	1140 W. 13 TH STREET
LOT 62	1142 W. 13 TH STREET

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COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1327

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