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Doc#: 2305949060 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/28/2023 10:44 AM Pg: 1 of 3

**MEMORANDUM OF GROUND LEASE**

This Document Prepared by, and  
after Recording should be Returned to:

Robert Anthony  
Community Partners for Affordable Housing  
800 Milwaukee Ave., Suite 201  
Libertyville, IL 60048

**MEMORANDUM OF  
GROUND LEASE**

[Recording information]

This Memorandum of Ground Lease ("the "Memorandum") is made and entered into this 28 th day of February, 2023 by and between Jonnae Taylor, whose address is 240 Thelin Court, Wilmette, IL 60091 ("Lessee") and CPAH CLT, LLC, an Illinois limited liability company ("Lessor"), whose address is 800 S. Milwaukee Ave., Suite 201, Libertyville, IL 60048.

**WITNESSETH:**

Lessor is the owner of certain real property located in the Village of Wilmette, County of Cook, State of Illinois, known as **240 Thelin Court, Wilmette, IL 60091** (the "Leased Premises"), more particularly described as follows:

Legal Description:

**LOT 17 IN THELIN AND THELIN'S WILMETTE AVENUE ADDITION, BEING A SUBDIVISION OF PART OF THE EAST 20 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF SKOKIE BOULEVARD AND NORTH OF GLENVIEW ROAD (BEING PART OF LOT 32 IN COUNTY CLERK'S DIVISION OF SAID SECTION 32), ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1955 AS DOCUMENT 16277583 IN BOOK 446 OF PLATS, PAGE 40, IN COOK COUNTY, ILLINOIS**

**Property Address: 240 THELIN COURT WILMETTE, IL 60091**

**Parcel ID Number: 05-32-309-022-0000**

Lessee is the owner of the Improvements located on the Leased Premises and purchased the Improvements subject to the terms of an unrecorded Ground Lease between Lessor and Lessee ("Ground Lease"), which Ground Lease is dated February 22, 2023.

The provisions of the Ground Lease include, but are not limited to, the following:

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1. The Ground Lease commences on Feb. 22, 2023 and terminates on Feb. 21, 2122. The Ground Lease is subject to a renewal for a period of ninety-nine (99) years.
2. The Ground Lease prohibits Lessee from mortgaging the Improvements and Lessee's interest in the Leased Premises without prior consent of the Lessor.
3. The Ground Lease requires that in the event Lessee intends to sell the Improvements, Lessee shall notify Lessor of such intent; and that, thereupon, Lessor shall have the option to purchase the Improvements on the terms and conditions contained in the Ground Lease. The Improvements may not be conveyed to a third party without compliance with the terms of the Ground Lease.
4. The Ground Lease stipulates that the Lessee's interest in the Leased Premises shall not be assigned, subleased, sold, or otherwise conveyed without the prior written consent of the Lessor.
5. The Ground Lease requires that the Leased Premises be used only for residential purposes. Any additions or alterations to the Improvements must comply with the terms of the Ground Lease.
6. The Ground Lease requires that no liens for services, labor, or materials shall attach to the Lessor's title to the Leased Premises.
7. The Ground Lease requires the Lessee to make certain monthly payments.
8. The Ground Lease requires that this Memorandum of Ground Lease be recorded in the records of Cook County, Illinois.

This Memorandum of Ground Lease is executed pursuant to the provisions contained in the Ground Lease and is not intended to vary the terms and conditions of the Ground Lease, but is intended only to give notice of such Ground Lease and certain provisions thereof.

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Ground Lease.

LESSOR:

By: **CPAH CLT, LLC, an Illinois limited liability company**

By: **Community Partners for Affordable Housing, an Illinois not for profit corporation, its sole member.**

By: 

Its: President

LESSEES:

  
 Jonnae Taylor

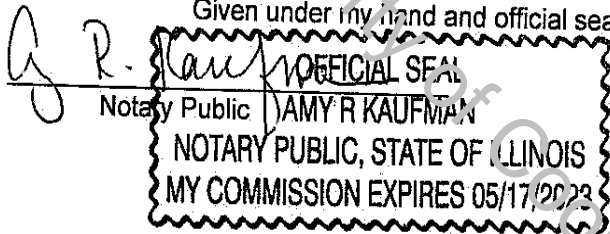
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## ACKNOWLEDGMENT OF LESSOR

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Cook )

I, Amy R Kaufman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert Anthony, the duly authorized President of CPAH CLT, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Memorandum of Ground Lease as such February 22, 2023, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal this 22 day of February, 2023.



My Commission Expires:  
5/17/2023

## ACKNOWLEDGMENT OF LESSEE

STATE OF Ill IL )  
 ) SS  
COUNTY OF Cook )

I, Jonae Taylor Amy R. Kaufman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jonae Taylor, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing Memorandum of Ground Lease appeared before me this day in person and acknowledged that he/she (they) signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 22 day of February, 2023.

Amy R Kaufman  
Notary Public

My Commission Expires:  
5/17/2023

