



SCRIVENER'S AFFIDAVIT

Prepared By: (Name & Address)

Stewart Title
10 S. Riverside Plaza #1450
Chicago, IL 60606

Property Identification Number:

13-16-300-004-0000

Document Number to Correct:

2310957015

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/25/2023 11:46 AM PG: 1 OF 4

I, George Kintz, the affiant and preparer of this Scrivener's Affidavit, whose relationship to the above-referenced document number is (ex. drafting attorney, closing title company, grantor/grantee, etc.):

title company, do hereby swear and affirm that Document Number: 2310957015 included the following mistake: Dated date was not inserted on page 2

M
O
N

which is hereby corrected as follows: (use additional pages as needed, legal must be attached for property, or attach an exhibit which includes the correction—but **DO NOT ATTACH** the original/certified copy of the originally recorded document): added dated date to page 2

Finally, I George Kintz, the affiant, do hereby swear to the above correction, and believe it to be the true and accurate intention(s) of the parties who drafted and recorded the referenced document.

George Kintz
Affiant's Signature Above

April 21, 2023
Date Affidavit Executed

NOTARY SECTION:

State of IL

County of Cook

I, K.J. McCants, a Notary Public for the above-referenced jurisdiction do hereby swear and affirm that the above-referenced affiant did appear before me on the below indicated date and affix her/his signature or marking to the foregoing Scrivener's Affidavit after providing me with a government issued identification, and appearing to be of sound mind and free from any undue coercion or influence.

AFFIX NOTARY STAMP BELOW

Notary Public Signature Below

Date Notarized Below

[Signature]

4/24/2023



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THIS ABSOLUTE ASSIGNMENT OF LEASES AND RENTS (this "Assignment") is made as of the 14th day of April, 2023, by ANGELEKE TSIRIBAS-SANSALONE, SUCCESSOR TRUSTEE OF THE DIMITRIOS GEORGE TSIRIBAS TRUST DATED AUGUST 2, 2001 ("Tsiribas"), MARSHALL AT CENTRAL, LLC, an Ohio limited liability company ("Marshall"), and MONTROSE AT CENTRAL INVESTMENTS, LLC, an Ohio limited liability company ("Montrose", and collectively, jointly and severally with Tsiribas and Marshall, the "Assignor") to AMERICAN FIDELITY ASSURANCE COMPANY, an Oklahoma corporation ("Assignee").

RECITALS:

A. Assignee has made or is making contemporaneous herewith a loan to Assignor in the aggregate principal amount of Three Million Nine Hundred Ninety Thousand and 00/100 Dollars (\$3,990,000.00) (the "Loan").

B. The Loan is evidenced by a certain Promissory Note of even date herewith in the aforesaid principal amount, with interest at the rates therein provided, both principal and interest being payable as therein provided, and all amounts remaining unpaid thereon being finally due and payable on May 1, 2041, and containing a provision for the payment of a reasonable additional amount as attorneys' fees (said note, and all other notes given in substitution therefor or in modification, amendment, increase, renewal or extension thereof, in whole or in part, being hereinafter referred to as the "Note").

C. The Note is secured by, among other things, a Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing from Assignor to Assignee, dated as of the date of this Assignment, and recorded or to be recorded in the Office of the Register of Deeds of Cook County, Illinois (the "Mortgage").

D. The Mortgage encumbers certain real property located in Cook County, Illinois, more specifically described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

E. The Property and the improvements situate thereon are subject to certain ground leases, leases, subleases, franchises, licenses and rental agreements covering the Property or portions thereof, including, without limitation, that certain Sublease dated August 26, 2022 by and between CP Thunder LH LLC, a Delaware limited liability company ("CP LH"), as landlord therein, and Bond Drug Company of Illinois, LLC, an Illinois limited liability company ("Bond Drug"), as tenant therein, as amended, modified, memorialized, assigned, assumed or otherwise affected (as appropriate) by that certain Assignment and Assumption of Sublease dated April 14, 2023 pursuant to which CP LH assigned its interest in and to the Sublease to Montrose and Montrose assumed all obligations of the lessor thereunder, and as affected by that certain Guaranty by Walgreen Co., an Illinois corporation, dated August 15, 2022 (the "Walgreens Lease"). The foregoing leases, subleases, franchises, licenses and rental agreements, whether now or hereafter existing or entered into and all of Assignor's estate, right, title and interest in and to the same,

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EXHIBIT "A" LEGAL DESCRIPTION

TRACT A:

LEASEHOLD ESTATE, AS LEASEHOLD ESTATE IS DEFINED IN PARAGRAPH 1 (C) OF THE ALTA FORM 13.0/13.1, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, SAID LAND LEASE AGREEMENT DATED MARCH 29, 2000, HAVING A COMMENCEMENT DATE OF APRIL 29, 2000 AND AN EXPIRATION DATE OF APRIL 29, 2099 IF ALL EXTENSION OPTIONS ARE EXERCISED, ORIGINALLY BY AND BETWEEN BOND DRUG COMPANY OF ILLINOIS, AN ILLINOIS CORPORATION, AS TENANT, AND DIMITRIOS G. TSIRIBAS AND GEORGIA TSIRIBAS, AS LANDLORD, ("LEASE AGREEMENT"). THE LEASE AGREEMENT IS MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF GROUND LEASE RECORDED ON JUNE 7, 2000 AS DOCUMENT NUMBER 00416362, ASSIGNED AND ASSUMED BY THAT ASSIGNMENT AND ASSUMPTION OF LEASE DATED AUGUST 15, 2022 AND RECORDED SEPTEMBER 23, 2022 AS DOCUMENT NUMBER 2226622019 MADE BY AND BETWEEN BOND DRUG COMPANY OF ILLINOIS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS SUCCESSORS BY MERGER TO BOND DRUG COMPANY OF ILLINOIS, AN ILLINOIS CORPORATION, ASSIGNOR OF TENANT INTEREST, AND CP THUNDER LH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ASSIGNEE OF TENANT INTEREST, AND ASSIGNED AND ASSUMED BY THAT ASSIGNMENT AND ASSUMPTION OF GROUND LEASE DATED APRIL 14, 2023 AND RECORDED APRIL 19, 2023 AS DOCUMENT NUMBER 2310957011 MADE BY AND BETWEEN CP THUNDER LH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ASSIGNOR, MONTROSE AT CENTRAL INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY, ASSIGNEE, IN THE PUBLIC RECORDS OF COOK COUNTY, ILLINOIS, THE FOLLOWING DESCRIBED PREMISES, TO-WIT:

LOTS 56, 57 AND 58 IN GARDNER'S PORTAGE PARK ADDITION TO CHICAGO IN LOTS 7 AND 8 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT B:

LEASEHOLD ESTATE, AS LEASEHOLD ESTATE IS DEFINED IN PARAGRAPH 1 (C) OF THE ALTA FORM 13.0/13.1, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, SAID LAND LEASE AGREEMENT DATED MARCH 16, 2000, HAVING A COMMENCEMENT DATE OF SEPTEMBER 15, 2000 AND AN EXPIRATION DATE OF SEPTEMBER 15, 2099 IF ALL EXTENSION OPTIONS ARE EXERCISED, ORIGINALLY BY AND BETWEEN BOND DRUG COMPANY OF ILLINOIS, AN ILLINOIS CORPORATION, AS TENANT, AND CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 2, 1946 AND KNOWN AS TRUST NUMBER 33416, AS LANDLORD, ("LEASE AGREEMENT"). THE LEASE AGREEMENT IS MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED ON JUNE 6, 2000 AS DOCUMENT NUMBER 00416361, ASSIGNED AND ASSUMED BY THAT ASSIGNMENT AND ASSUMPTION OF LEASE DATED AUGUST 15, 2022 AND RECORDED SEPTEMBER 23, 2022 AS DOCUMENT NUMBER 2226622018 MADE BY AND BETWEEN BOND DRUG COMPANY OF ILLINOIS, LLC, AN ILLINOIS LIMITED

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LIABILITY COMPANY, AS SUCCESSORS BY MERGER TO BOND DRUG COMPANY OF ILLINOIS, AN ILLINOIS CORPORATION, ASSIGNOR OF TENANT INTEREST, AND CP THUNDER LH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ASSIGNEE OF TENANT INTEREST, AND ASSIGNED AND ASSUMED BY THAT ASSIGNMENT AND ASSUMPTION OF GROUND LEASE DATED APRIL 14, 2023 AND RECORDED APRIL 19, 2023 AS DOCUMENT NUMBER 2310957012 MADE BY AND BETWEEN CP THUNDER LH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ASSIGNOR, AND MONTROSE AT CENTRAL INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY, ASSIGNEE, IN THE PUBLIC RECORDS OF COOK COUNTY, ILLINOIS, THE FOLLOWING DESCRIBED PREMISES, TO-WIT:

LOTS 59 THROUGH 65 IN GARDNER'S PORTAGE PARK ADDITION TO CHICAGO IN LOTS 7 AND 8 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT C:

PARCEL 1:

LOTS 56, 57 AND 58 IN GARDNER'S PORTAGE PARK ADDITION TO CHICAGO IN LOTS 7 AND 8 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 59 THROUGH 65 IN GARDNER'S PORTAGE PARK ADDITION TO CHICAGO IN LOTS 7 AND 8 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:

4343 N. CENTRAL AVENUE
CHICAGO, IL 60634

PERMANENT INDEX NUMBERS:

13-16-300-004-0000
13-16-300-005-0000
13-16-300-006-0000
13-16-300-007-0000
13-16-300-008-0000
13-16-300-009-0000
13-16-300-010-0000
13-16-300-037-0000