

UNOFFICIAL COPY

This document was prepared by and when recorded return to:

Douglas M. Ellis, Esq.
Neal, Gerber & Eisenberg LLP
Two North LaSalle Street, Suite 1700
Chicago, IL 60602



Doc# 2311657017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/26/2023 12:10 PM PG: 1 OF 4

(The Above Space for Recorders Use Only)

TERMINATION OF MEMORANDUM OF LEASE

This TERMINATION OF MEMORANDUM OF LEASE ("Termination") is made and entered into this 14th day of April, 2023 (the "Effective Date"), by and between CHICAGO TITLE LAND TRUST COMPANY, not individually but solely as successor Trustee to NORTH STAR TRUST COMPANY, not individually but solely as successor Trustee to Colonial Bank & Trust Company under a certain Trust Agreement dated the 14th date of December, 1987, and known as Trust No. 1250 ("Landlord"), and U.S. BANK NATIONAL ASSOCIATION, a national banking association, the successor in interest to First Colonial Bankshares Corporation ("Tenant").

RECITALS

A. Landlord and Tenant were parties to that certain Lease dated December 1, 2012 ("Lease"), whereby Landlord leased to Tenant certain real property located in the City of Chicago, County of Cook, State of Illinois, which is more particularly described on Exhibit "A" ("Premises") attached hereto and made a part hereof;

B. The Lease has been terminated;

C. Landlord and Tenant now wish to terminate that certain Memorandum of Lease concerning the Premises, dated December 1, 2012, and recorded December 18, 2012 as Document No. 1235316014 with the Cook County Recorder of Deeds (the "Memorandum of Lease").

NOW THEREFORE, in consideration of the foregoing Recitals and other good and valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. The foregoing recitals are hereby incorporated by reference.
2. The Memorandum of Lease is terminated as of the Effective Date.

UNOFFICIAL COPY

3. The recording of this Termination shall operate to terminate, of record, the Memorandum of Lease.
4. The terms and conditions herein set forth shall be binding and inure to the benefit of the parties hereto and their respective successors and assigns.
5. This Termination is executed by Chicago Title Land Trust Company, not individually but solely as successor Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such successor Trustee. No personal liability shall be asserted or be enforceable against Chicago Title Land Trust Company personally to perform any covenant herein contained, all such liability, if any, being expressly waived by each person or entity now or hereafter claiming any right hereunder and each such person shall look solely to the assets of the trust for the enforcement of the agreements and covenants herein contained.

IN WITNESS WHEREOF, Landlord and Tenant have signed and sealed this Termination of Memorandum of Lease as of the date and year first above written.

LANDLORD:



CHICAGO TITLE LAND TRUST COMPANY, not individually but solely as successor Trustee to NORTH STAR TRUST COMPANY, not individually but solely as successor Trustee to Colonial Bank & Trust Company under a certain Trust Agreement dated the 14th day of December, 1987, and known as Trust No. 1250

By: Nancy A. Carlin
 Name: Nancy A. Carlin
 Title: Trust Officer

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

On this 11th day of April, 2023, before me, a Notary Public in and for said State, personally appeared Nancy A. Carlin, known or identified to me to be the Trust Officer of Chicago Title Land Trust Company, who executed the instrument, on behalf of said Chicago Title Land Trust Company.



Ryan S. O'Reilly
 Notary Public
 My commission expires: 8/5/2025

UNOFFICIAL COPY

TENANT:

U.S. BANK NATIONAL ASSOCIATION, a national banking association

By: [Signature]
Name: Malik Cavallo
Title: SVP

STATE OF MINNESOTA)
) SS:
COUNTY OF HENNEPIN)

On this 10th day of April, 2023, before me, a Notary Public in and for said State, personally appeared Malik Cavallo known or identified to me to be the SVP Corp. Real Estate of U.S. Bank National Association, who executed the instrument, on behalf of said national banking association.



[Signature]
Notary Public

My commission expires: 1/31/25

UNOFFICIAL COPY

EXHIBIT "A" PREMISES

Parcel 1:

Lot 15 in Block 5 in Fort's Subdivision of the South half (1/2) of the Southwest quarter (1/4) of the Northwest quarter (1/4) of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 16 to 21 inclusive in Block 5 in the Subdivision of the South half (1/2) of the Southwest quarter (1/4) of the Northwest quarter (1/4) of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Nos. 13-24-124-037, (Lots 15-20); (13-24-124-015)

Parcel 3:

Lots 22, 23, and 24 in Block 5 in James N. Fort's Subdivision of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No. 13-24-124-016

Commonly known as 3611 North Kedzie, Chicago, Illinois