

# UNOFFICIAL COPY

## 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



Doc# 2334910033 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/15/2023 02:18 PM PG: 1 OF 4

## MEMORANDUM OF GROUND LEASE

CT 23GSD031047LT 213

[Recording information]

This Memorandum of Ground Lease ("the "Memorandum") is made and entered into this 16th day of November, 2023 by and between Jorge Tinoco and Melania Salazar Jimenez, whose address is 3023 Central Avenue, Wilmette, IL 60091 ("Lessee") and CPAH CLT, LLC, an Illinois limited liability company, formerly doing business as Community Partners for Affordable Housing ("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 **3023 Central Avenue, Wilmette, IL 60091** (the "Leased Premises"), more particularly described as follows:

### Legal Description:

#### PARCEL 1:

LOT 1 IN BLOCK 3 IN SKOKIE BOULEVARD ADD TO WILMETTE, BEING A SUBDIVISION OF LOTS 1, 2 AND 3 OF ROEMER'S SUBDIVISION OF LOTS 38, 39 AND 40 OF COUNTY CLERKS DIV OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

THE EAST 1/2 OF THE VACATED ALLEY LYING WEST AND ADJOINING AND ACCRUING TO SAID LOT 1 ALL IN COOK COUNTY, ILLINOIS.

PIN: 05-32-112-2016111

**Commonly known as: 3023 Central Avenue, Wilmette, IL 60091**

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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 November 16, 2023.

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

1. The Ground Lease commences on 11/16/2023 and terminates on 11/15/2122.  
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:

  
Jorge Tinoco

Melania Salazar J  
Melania Salazar Jimenez

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## ACKNOWLEDGMENT OF LESSOR

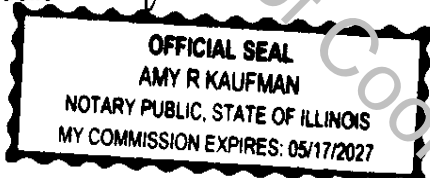
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Cook )

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 11/16/2023, 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 16 day of November, 2023.

Amy R Kaufman  
Notary Public

My Commission Expires:  
5/17/2027



## ACKNOWLEDGMENT OF LESSEE

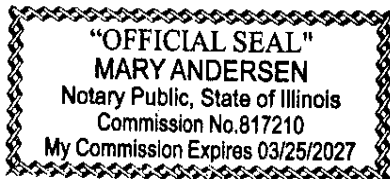
STATE OF IL )  
 ) SS  
COUNTY OF COOK )

I, Mary Andersen, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Surge Jindoo, 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 16 day of November, 2023.

Mary Andersen  
Notary Public

My Commission Expires:  
\_\_\_\_\_



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## ACKNOWLEDGMENT OF LESSEE

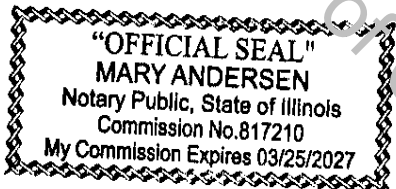
STATE OF IL )  
 ) SS  
COUNTY OF COOK )

I, Mary Andersen, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ~~Meana Sabor Timent~~ 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 16 day of November, 2023.

Mary Andersen  
Notary Public

My Commission Expires:  
\_\_\_\_\_



Property of Cook County Clerk's Office