



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]

CT 215
23GSD0310S1LT

This Memorandum of Ground Lease ("the "Memorandum") is made and entered into this 15th day of December, 2023 by and between Jill Meritt Joyce, whose address is 518 Laramie 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 518 Laramie Avenue, Wilmette, IL 60091 (the "Leased Premises"), more particularly described as follows:

Legal Description:

LOT 22 AND 21 (EXCEPT THE SOUTH 10 FEET THEREOF) TOGETHER WITH THE WEST ONE-HALF (1/2) OF VACATED ALLEY LYING EAST AND ADJOINING THEREOF, IN BLOCK 8 IN WILMETTE-LARAMIE SUBDIVISION, BEING A SUBDIVISION OF LOTS 1 TO 5 IN ROEMER'S SUBDIVISION OF LOTS 42 AND 43 IN COUNTY CLERK'S DIVISION OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF LOT 42 OWNED BY CHICAGO AND NORTHWESTERN RAILWAY CO.)

PIN:

05-31-222-051-0000
Commonly known as: 518 Laramie Avenue, Wilmette, IL 60091

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 December 15, 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 December 15, 2023 and terminates on December 14, 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:

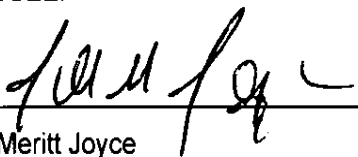
By: CPAH CLT, LLC, an Illinois limited liability company

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

By: 

Its: President

LESSEE:


 Jill Meritt Joyce

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ACKNOWLEDGMENT OF LESSEE

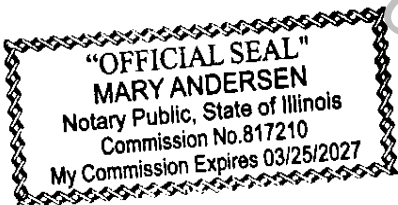
STATE OF IL)
) SS
COUNTY OF COOK)

I, Mary Andersen, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jim Mena Joyce, 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 15 day of December, 2023.

Mary Andersen
Notary Public

My Commission Expires:



Property of Cook County Clerk's Office