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CB 2 of 5

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



Doc# 2400522026 Fee \$88.00
RHSP FEE:\$18.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 01/05/2024 12:17 PM PG: 1 OF 6

[Recording information]

This Memorandum of Ground Lease (the "Memorandum") is made and entered into this 19th day of December, 2023 by and between Lidia Wachowska and Sean D. Duffy whose address is 210 Hibbard Road, Wilmette, IL 60091 ("Lessee") and CPAH CHT, 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 **210 Hibbard Road, Wilmette, IL 60091** (the "Leased Premises"), more particularly described as follows:

Legal Description:

LOT 15 IN BLOCK 4 IN WILMETTE-HIBBARD RESUBDIVISION OF ALL OF LOTS AND BLOCKS TOGETHER WITH VACATED STREETS AND ALLEYS IN WILMETTE-HIBBARD SUBDIVISION OF THE WEST 25 ACRES OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING SOUTH OF THE CENTER LINE OF GLENVIEW ROAD), IN COOK COUNTY, ILLINOIS

PIN: 05-32-303-011-0000

Commonly known as: 210 Hibbard Road, 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 19, 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 19, 2023 and terminates on December 18, 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:

Sean D. Duffy

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:

x 

Lidia Wachowska

x 

Sean D. Duffy

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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 _____, 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 19 day of December, 2023.

Amy R. Kaufman
Notary Public

My Commission Expires:
5/17/27



ACKNOWLEDGMENT OF LESSEE

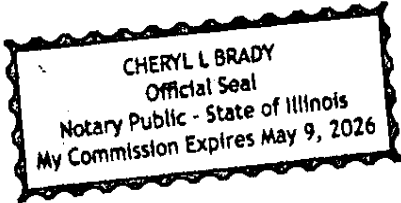
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, Cheryl L. Brady, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Lidia W. Chankowski 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 19th day of December, 2023.

Cheryl L. Brady
Notary Public

My Commission Expires:
5/9/2026



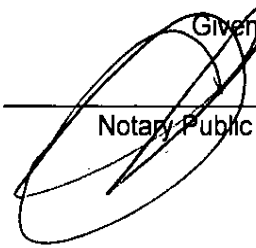
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ACKNOWLEDGMENT OF LESSEE

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

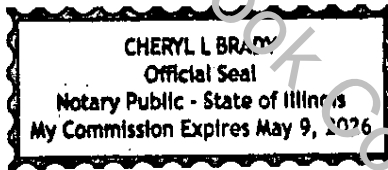
I, Cheryl L. Brady, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sean D. Duffy, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing Memorandum of Ground Lease appeared before me this day in person and acknowledged 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 19th day of December, 2023.



Notary Public

My Commission Expires:
5/9/2026



Property of Cook County Clerk's Office

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OTHER EXHIBITS TO BE ATTACHED AS APPROPRIATE

PREMISES

LOT 15 IN BLOCK 4 IN WILMETTE-HIBBARD RESUBDIVISION OF ALL OF LOTS AND BLOCKS TOGETHER WITH VACATED STREETS AND ALLEYS IN WILMETTE-HIBBARD SUBDIVISION OF THE WEST 25 ACRES OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING SOUTH OF THE CENTER LINE OF GLENVIEW ROAD), IN COOK COUNTY, ILLINOIS

PIN: 05-32-303-011-0000.

Commonly known as: 210 Hibbard Road, Wilmette, IL 60091

Property of Cook County Clerk's Office

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COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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118 N. CLARK ST. ROOM 120
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RESTRICTIONS

To be attached when necessary to stipulate use restrictions not included under Zoning

INITIAL APPRAISAL