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Doc# 2412809005 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

BLANKET FEE:\$75.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/7/2024 12:07 PM

PAGE: 1 OF 11

Prepared by:
Randal J. Selig, Esq.
Selig Law Firm
150 N. Riverside Plaza, Suite 1810
Chicago, IL 60605

After Recording Mail To:
Randal J. Selig, Esq.
Selig Law Firm
150 N. Riverside Plaza, Suite 1810
Chicago, IL 60605

AFFIDAVIT

GA NORTHBROOK LLC, a Delaware limited liability company ("Owner"), hereby certifies as follows:

1. Owner has terminated the Pre-Development Agreement for the Former Green Acres Country Club Property, dated as of December 12, 2023 ("PDA"), between the Village of Northbrook, an Illinois home rule municipal corporation ("Village"), and Owner, with respect to the property described in Exhibit A attached hereto.

2. Attached hereto as Exhibit B is a true and correct copy of the letter dated May 6, 2024, from Owner to the Village which provided advance written notice to the Village, pursuant to Section 3(C) of the PDA, that Owner terminates PDA effective immediately after the personal delivery of such notice in accordance with Section 12(A) of the PDA (the "Termination Notice").

3. In accordance with Section 12(A) of the PDA, Owner hand-delivered the Termination Notice to the Village at 1225 Cedar Lane, Northbrook, IL 60062; Attn: Village Manager, with a copy hand-delivered to the Elrod Friedman LLP at 325 North LaSalle Street, Chicago, IL 60654; Attn: Steven Elrod, Village Attorney.

4. Pursuant to Section 1(A) of the Option for Easement dated as of December 12, 2023 (the "Option"), between the Village and Owner, the term of the Option expires upon termination of the PDA. By delivery to the Village of the Termination Notice, the Option has expired. Accordingly, the Memorandum of Option for Easement made by Owner to the Village and recorded at the Office of the Cook County Clerk on January 8, 2024, as Document Number 2400834017, is of no further force and effect.

[Signature page follows]

24-30312 2/2

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Dated: May 6, 2024.

GA NORTHBROOK LLC,
a Delaware limited liability company

By: GA Northbrook Manager, LLC,
a Delaware limited liability company,
its sole manager

By:  _____

Name: David R. Kahnweiler

Title: Manager

By: _____

Name: Scott Goodman

Title: Manager

Property of Cook County Clerk's Office

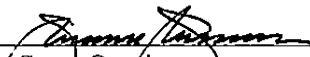
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Dated: May 6, 2024.

GA NORTHBROOK LLC,
a Delaware limited liability company

By: GA Northbrook Manager, LLC,
a Delaware limited liability company,
its sole manager

By: _____
Name: David R. Kahnweiler
Title: Manager

By:  _____
Name: Scott Goodman
Title: Manager

Property of Cook County Clerk's Office

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STATE OF CALIFORNIA §
§
COUNTY OF RIVERSIDE §

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 7 day of May, 2024, before me, the undersigned notary public, David R. Kahnweiler personally appeared, proved to me through satisfactory evidence of identification of David R. Kahnweiler, to be the person who signed the preceding affidavit in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate.

[affix or imprint official seal]



Carol Marie Tufaro

Notary Public

My commission expires: 08/30/27

STATE OF ILLINOIS §
§
COUNTY OF COOK §

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of May, 2024, before me, the undersigned notary public, Scott Goodman personally appeared, proved to me through satisfactory evidence of identification of Scott Goodman, to be the person who signed the preceding affidavit in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate.

[affix or imprint official seal]

Notary Public

My commission expires:

PROFESSIONAL CLERK'S OFFICE

UNOFFICIAL COPY

STATE OF ILLINOIS §
 §
COUNTY OF COOK §

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of May, 2024, before me, the undersigned notary public, David R. Kahnweiler personally appeared, proved to me through satisfactory evidence of identification of David R. Kahnweiler, to be the person who signed the preceding affidavit in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate.

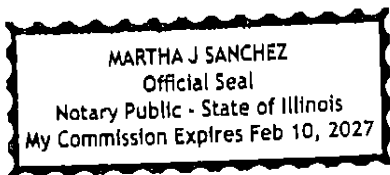
[affix or imprint official seal]

Notary Public
My commission expires:

STATE OF ILLINOIS §
 §
COUNTY OF COOK §

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 2nd day of May, 2024, before me, the undersigned notary public, Scott Goodman personally appeared, proved to me through satisfactory evidence of identification of Scott Goodman, to be the person who signed the preceding affidavit in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate.

[affix or imprint official seal]



Martha J Sanchez
Notary Public
My commission expires:

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EXHIBIT A

Parcel 1:

Lot 1 in the Plat of consolidation of Green Acres Country Club, being located in Section 2, Township 42 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded as document number 0627012090, in Cook County, Illinois, excepting therefrom that part described as follows:

beginning at the Southwest Corner of Said Lot 1; thence North 00 degrees 22 minutes 42 seconds East, (bearings based on Illinois State Plane Coordinates System, NAD83, East Zone), along the most Westerly line of said Lot 1, Also being the East Right of Way Line of Lee Road, per said Plat of consolidation, 30.14 feet; thence South 68 degrees 56 minutes 23 seconds East, 71.26 feet, to a point on a line 5.00 feet North of and parallel with the North Right of way line of Illinois Route 68 (Dundee Road), per said Plat of consolidation, thence North 89 degrees 35 minutes 41 seconds East, along the last described parallel line, 249.07 feet to a point on an East line of Said Lot 1; thence South 00 degrees 24 minutes 19 seconds West, along said East Line, 5.00 feet to a point on the South Line of said Lot 1, Also being the North Right of Way of Said Illinois Route 68; thence North 89 degrees 35 minutes 41 seconds West, along the last described line 315.73 feet to the point of beginning.

Parcel 2:

That part of the Southwest 1/4 of Section 2, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

commencing at the Southwest corner of the Southwest 1/4 of Said Section; thence 1249.9 feet (recorded) East coincident with the South Line of the Southwest 1/4 of Said Section; thence North 33 feet perpendicular to the last described line (the 33 feet North of the South Line of the Southwest 1/4 of Section was taken for Dundee Road by the State of Illinois) to the point of said beginning; thence North 00 degrees, 01 minutes, 40 seconds West 317.12 feet to a monument, an iron pipe; thence 99.89 feet North 89 degrees, 54 minutes 08 seconds East to a monument, an iron pipe; thence 69.99 feet South 00 degrees, 03 minutes, 17 seconds East to the intersection with a non-tangential curve convex to the Northeast with a radius of 50.49 feet, an arc of 78.54 feet and a chord of 70.86 feet with a bearing of South 44 degrees, 43 minutes, 11 seconds East to a monument, an iron pipe; thence 50.07 feet South 00 degrees, 04 minutes, 33 seconds East to a monument, an iron pipe; thence 146.89 feet South 00 degrees, 04 minutes, 42 seconds East to the intersection of a line parallel with and 33 feet North of the South Line of the Southwest 1/4 of Section; thence West 149.93 feet parallel with the South Line of the Southwest 1/4 of said Section to the point of beginning of this tract of Land.

Parcel 3:

That part of the Southwest 1/4 of Section 2, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

commencing at the Southwest corner of the Southwest 1/4 of Said Section; thence 1099.9 feet (recorded) East coincident with the South Line of the Southwest 1/4 of Said Section; thence North 33 feet perpendicular to the last described line (the 33 feet North of the South Line of the Southwest 1/4 of Section was taken for Dundee Road by the State of Illinois) to the point of said beginning; thence North 00 degrees, 02 minutes, 36 seconds West 317.00 feet (recorded) to a monument, an iron pipe; thence 150.01 feet North 89 degrees, 57 minutes, 08 seconds East to a monument, an iron pipe; thence 317.12 feet South 00 degrees,

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01 minutes, 40 seconds East to the intersection of a line parallel with and 33 feet North of the South Line of the Southwest 1/4 of Section; thence West 149.92 feet parallel with the South line of the Southwest 1/4 of said Section to the point of beginning of this tract of Land.

Parcel 4:

That part of the former Union Pacific Railroad Company's right of way, located in the South half of Section 2, Township 42 North, Range 12, East of the Third Principal Meridian, described as that part hereof lying Westerly of a line drawn 30.00 feet Westerly of and parallel with the center line of the West main track of said railroad, and lying South of the South Line of the Illinois toll highway, and lying North of the South Line of the North half of the South half of said Section 2, in Cook County, Illinois.

Parcel 5:

That part of the North half of the South West Quarter of Section 2, Township 42 North, Range 12 East of the Third Principal Meridian described as follows: beginning at a point in a line 734 East of (measured at right angles to) and parallel with the West Line of said North Half of South West Quarter, said point being 302.4 feet North of (measured at right angles to) the South Line of said North Half of South West Quarter; thence West along a line parallel with and 302.4 feet North of the said South Line of the North half of the South West Quarter, a distance of 70 feet; thence Southeasterly to a point in a line 734 feet East of (measured at right angles to) and parallel with the West Line of said North Half of the South West Quarter, said point being 100 feet South of the place of beginning; thence North to the place of beginning, situate in the County of Cook, State of Illinois.

Parcel 6:

That part of the Southwest quarter of Section 2, Township 42 North, Range 12, East of the Third Principal Meridian, described as follows: beginning at a point in the South line of the Southwest Quarter of Section 2, 1399.9 feet East of the Southwest corner of Said Section; Thence North 180 feet; thence South 89 degrees 59 minutes East 100 feet to a point of curve; thence Southeasterly along a curve having a radius of 50 feet convex Northeasterly 78.54 feet; thence South 00 degrees 1 minute West 130 feet to the south line of said Southwest Quarter of Section 2; thence North 89 degrees 59 minutes West along said South Line of said Southwest quarter 150 feet to the place of beginning in Cook County, Illinois.

PIN: 04-02-300-046-0000
 04-02-301-007-0000
 04-02-301-014-0000
 04-02-301-015-0000
 04-02-500-002-0000
 04-02-500-006-0000

Property address (for informational purposes):
 916 Dundee Road
 Northbrook, IL 60062

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EXHIBIT B

Termination Notice

[Attached]

Property of Cook County Clerk's Office

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GA NORTHBROOK LLC
c/o Colliers International
6250 N. River Road, Suite 11-100
Rosemont, IL 60018

VIA PERSONAL DELIVERY

May 6, 2024

Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062
Attention: Village Manager

Re: Former Green Acres Country Club Property

Reference is made herein to the (a) Pre-Development Agreement for the Former Green Acres Country Club Property dated as of December 12, 2023 ("PDA"), between the Village of Northbrook, an Illinois home rule municipal corporation ("Village"), and GA Northbrook LLC, a Delaware limited liability company (which is mistakenly identified in the PDA as an Illinois limited liability company) ("Owner"), and (b) Option for Easement dated as of December 12, 2023 (the "Option"), between Village and Owner.

Pursuant to Section 3(C) of the PDA (entitled "Termination"), Owner hereby provides advance written notice to Village that Owner elects to terminate the PDA, such termination to be effective immediately after the personal delivery of this notice in accordance with Section 12(A) of the PDA.

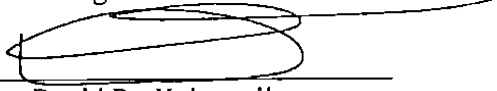
Pursuant to Section 1(A) of the Option, the termination of the PDA effects the expiration of the Option, which is, upon termination as aforesaid, void and of no further force.

[Signatures on the next page]

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GA NORTHBROOK LLC,
a Delaware limited liability company

By: GA Northbrook Manager, LLC,
a Delaware limited liability company,
its sole manager

By: 
Name: David R. Kahnweiler
Title: Manager

By: _____
Name: Scott Goodman
Title: Manager

cc: Elrod Friedman LLP
325 North LaSalle Street
Chicago, IL 60654
Attention: Steven Alrod, Village Attorney
VIA PERSONAL DELIVERY

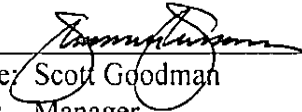
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its sole manager

By: _____
Name: David R. Kahnweiler
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By:  _____
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Title: Manager

cc: Elrod Friedman LLP
325 North LaSalle Street
Chicago, IL 60654
Attention: Steven Alrod, Village Attorney
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