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After recording, mail to:

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78317  
Hayes

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is executed by and between MACNEAL HEALTH SERVICES CORPORATION, an Illinois not for profit corporation ("Lessor"), and VHS of Illinois, Inc., a Delaware corporation ("Lessee"), as of this 31st day of January, 2000.

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RECITALS:

WHEREAS, there is a parcel of land located within the City of Berwyn, Illinois, which is legally described on "Exhibit A" attached hereto and made a part hereof (said parcel of land shall be referred herein as "Land"); and

WHEREAS, located upon the Land is a multi-story building ("Building"), surface parking lot(s) and other improvements (collectively, the "Premises"); and

WHEREAS, Lessor and Lessee have entered into a certain Building and Ground Lease dated February 1, 2000 ("Lease") pursuant to which Lessor has leased to Lessee and Lessee has accepted from Lessor the Premises.

WHEREAS, Lessor and Lessee desire to execute this Memorandum of Lease which is intended to be recorded in the office of the Recorder of Deeds of Cook County, Illinois.

Box 333

# UNOFFICIAL COPY

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

## AGREEMENTS:

1. Demise. Lessor hereby demises and leases to Lessee and Lessee hereby accepts and leases from Lessor the Premises.
2. Term. The initial term of this Lease shall be for a period of twenty (20) years commencing on February 1, 2000 and ending on January 31, 2020, unless sooner terminated in accordance with the terms of the Lease. Additionally, the Lease includes a provision pursuant to which the term may be extended for two (2) successive four-year option periods.
3. Renewal Option. The Lease contains a right of first refusal to purchase the Premises together with an option to purchase the Premises.
4. Definitions. The terms as used herein shall have those meanings as set forth in the Lease unless the context otherwise requires.
5. Incorporation. All of the terms and provisions of the Lease are hereby incorporated by reference as though fully set forth herein.
6. Conflict. As between Lessor and Lessee, in the event of any conflict between the terms of this Memorandum of Lease and the Lease, the terms of the Lease shall, under all circumstances, prevail.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

LESSOR:

MacNeal Health Services Corporation, an Illinois not-for-profit corporation

By: *Joe McQuinn*  
Its: \_\_\_\_\_ President

LESSEE:

VHS of Illinois, Inc., a Delaware corporation

By: *[Signature]*  
Its: \_\_\_\_\_ President

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, John F. Mahoney a Notary Public in and for said County in the State aforesaid, do hereby certify that Luke McLinn personally known to me and known by me to be the \_\_\_\_\_ President, of MACNEAL HEALTH SERVICES CORPORATION, an Illinois not for profit corporation, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her 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 Notarial Seal this 1st day of February, 2000.



[Signature]  
\_\_\_\_\_  
Notary Public

My Commission Expires: 8/27/01

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, John F. Mahoney a Notary Public in and for said County in the State aforesaid, do hereby certify that Keith Miller, personally known to me and known by me to be the Exec. V.P., of VHS OF ILLINOIS, INC., a Delaware corporation, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her 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 Notarial Seal this 1st day of February, 2000.



[Signature]  
\_\_\_\_\_  
Notary Public

My Commission Expires: 8/27/01

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## EXHIBIT A

### Legal Description

#### PARCEL 1:

ALL THAT PART OF LOTS 20, 21, 22 AND 23, TAKEN AS ONE TRACT LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID TRACT, 100.69 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT AND AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT TO A POINT ON THE WEST LINE OF SAID TRACT 100 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TRACT, ALL IN BLOCK 10 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THAT PART OF A 14-FOOT WIDE PUBLIC ALLEY, RUNNING IN A NORTH-SOUTH DIRECTION, IN BLOCK 10 IN BERWYN, BEING A SUBDIVISION OF BLOCKS 4, 5, 12, 13, 20, 21, 29, 34, 35, 36, AND 39 IN LA VERGNE, SUBDIVISION OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EXTENDED SOUTH LINE OF THE NORTH 25.86 FEET OF LOTS 24 TO 28 INCLUSIVE, WITH THE WESTERLY LINE OF THE NORTH-SOUTH ALLEY LYING EAST OF GROVE AVENUE AND WEST OF OAK PARK AVENUE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE LAST DESCRIBED ALLEY AND THE EAST LINE OF LOT 24 IN BLOCK 10 TO THE SOUTHEAST CORNER OF SAID LOT 24, THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 23 IN BLOCK 10, THENCE NORTHERLY ALONG THE EAST LINE OF THE LAST DESCRIBED ALLEY AND THE WEST LINE OF LOTS 20 TO 23 TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 25.86 OF LOTS 24 TO 28 INCLUSIVE, THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH 25.86 FEET OF LOTS 24 TO 28, INCLUSIVE, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LOTS 24 TO 28 INCLUSIVE (EXCEPT THE NORTH 25.86 FEET OF SAID LOTS) IN BLOCK 10 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known street address: 3340 South Oak Park Avenue, Berwyn, Illinois

Permanent Tax Index Numbers:  
16-31-127-049-0000  
16-31-127-024-0000 054-000  
~~16-31-127-035-0000~~  
~~16-31-127-026-0000~~  
~~16-31-127-027-0000~~

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PARCEL 2:

LOTS 32, 33, 34, AND 35 IN BLOCK 9 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known street address: 6821, 6823 and 6825 West 34<sup>th</sup> Street, Berwyn, Illinois

Permanent Tax Index Nos.: 16-31-126-038-0000  
16-31-126-039-0000  
16-31-126-040-0000

Property of Cook County Clerk's Office

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