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MEMORANDUM OF COMMERCIAL LEASE WITH OPTION TO PURCHASE

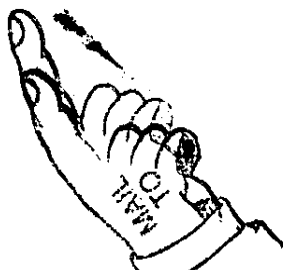
dated November 30, 2001

by and between

Los Cuatros Caminos, Ltd. and Mid America Bank, fsb

Prepared by and after recording return to:

Shawn S. Magee, Esq.
Vedder, Price, Kaufman & Kammholz
222 N. LaSalle Street, Suite 2400
Chicago, IL 60601



**MEMORANDUM OF COMMERCIAL LEASE
WITH OPTION TO PURCHASE**

THIS MEMORANDUM OF COMMERCIAL LEASE WITH OPTION TO PURCHASE ("Memorandum") is dated effective as of this 30th day of November, 2001 by and between LOS CUATROS CAMINOS, LTD., a corporation ("Landlord") and MID AMERICA BANK, fsb, a federally-chartered savings bank ("Tenant").

WITNESSETH:

Pursuant to that certain Commercial Lease dated January 28, 1994 (the "Lease") executed by Landlord and Mid-Town Bank of Chicago a/k/a Mid Town Bank and Trust Company of Chicago, an Illinois chartered bank and Tenant's predecessor in interest under the Lease, the Landlord has let and demised to Tenant, and Tenant has leased from Landlord certain real estate and improvements located in Cook County, Illinois, more particularly described in Exhibit "A" attached hereto and by reference made a part hereof (such real estate and all improvements now or hereafter located thereon are referred to hereinafter collectively as the "Leased Premises").

The Lease provides, among other things, that:

1. The term of the Lease commenced as of August 1, 1995 and shall expire on July 31, 2005, as may be extended pursuant to the terms of the Lease.
2. Tenant shall have the option to extend the term of the Lease for five (5) additional consecutive terms of five (5) years each, commencing upon the original expiration date, upon the terms and conditions set forth in the Lease.
3. The Lease further provides that Tenant has been granted the option to purchase the Leased Premises ("Option"), upon the terms and conditions set forth in the Lease.
4. The Lease further provides that Tenant has been granted a right of first refusal to purchase the Leased Premises ("Right of First Refusal") upon the terms and conditions set forth in the Lease.

This Memorandum is executed for the purposes of giving notice of the existence of the Lease, the Option, the Right of First Refusal and certain other terms thereof. To the extent of any inconsistency between the terms and conditions of this Memorandum and the terms and conditions of the Lease, the terms and conditions of the Lease shall be controlling.

The addresses of Landlord and Tenant are set forth below, and inquiries concerning the Lease and specific terms and conditions thereof may be made to Landlord or Tenant at such address:

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Landlord: Los Cuatros Caminos, Ltd.
3552 W. Armitage Ave.
Chicago, IL 60647
Attn: Victor Diaz

Tenant: Mid America Bank, fsb
55th & Holmes Ave.
Clarendon Hills, IL 60514
Attn: Allen H. Koranda

IN WITNESS WHEREOF, Landlord and Tenant have caused this Memorandum to be duly executed as of the date first above-written.

LANDLORD:

LOS CUATROS CAMINOS, LTD.
a corporation

By: *Victor E. Diaz*
Victor Diaz, President

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Before me, a Notary Public in and for such County and State, personally appeared Victor Diaz, President of Los Cuatros Caminos, Ltd., a CORPORATION, and acknowledged the execution of the foregoing Memorandum of Commercial Lease With Option to Purchase as such President acting for and on behalf of such CORPORATION.

WITNESS, my hand and Notarial Seal this 28th day of NOVEMBER, 2001.

Roberto Alarcon
(signature)

Roberto ALARCON
(printed name)



NOTARY PUBLIC

My Commission Expires: 2-20-2005

My County of Residence: COOK

TENANT:

MID AMERICA BANK, fsb,
a federally-chartered savings bank

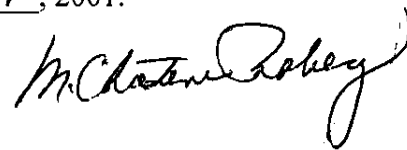
By: Michael J. Janssen
Its: Senior Vice President

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Before me, a Notary Public in and for such County and State, personally appeared Michael J. Janssen, the Senior Vice President of Mid America Bank, fsb, a federally chartered savings bank, and acknowledged the execution of the foregoing Memorandum of Commercial Lease With Option to Purchase as such officer acting for and on behalf of said bank.

WITNESS, my hand and Notarial Seal this 29th day of November, 2001.

NOTARY PUBLIC



My Commission Expires:
9/13/03

My County of Residence:

In Page

"OFFICIAL SEAL"
M. CHRISTINE ROBERG
Notary Public, State of Illinois
My Commission Expires 9-13-2003

This instrument prepared by and after recording return to Shawn S. Magee, Vedder, Price, Kaufman & Kammholz, 222 N. LaSalle Street, Chicago, Illinois 60601; telephone: 312- 609-7500.

EXHIBIT A

Legal Description

LOTS 17 TO 21, BOTH INCLUSIVE IN BLOCK 39 IN CHICAGO LAND COMPANY'S SUBDIVISION OF BLOCKS 17, 18, 20, 21 (EXCEPT LOTS 1, 6 AND 12) 23, 28, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6 AND 7) 33, 38, 39, 40 AND 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-31-400-049-0000

Common Address: 1955 W. Armitage
Chicago, IL 60647

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