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2002-05-20 12:34:13
Cook County Recorder 27.00

Mail to:

Joel Goldman, Esq.
5105 Tollview Drive
Suite 199
Rolling Meadows, IL 60008



MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE made this 8th day of April, 2002, by NATIONAL BANK OF COMMERCE, trustee under trust 5203, dated February 12, 2002 (hereinafter called "Lessor") and POLLARD MOTOR COMPANY, an Illinois Corporation (hereinafter called "Lessee").

On April 8, 2002, FOR VALUE RECEIVED, the parties entered into that certain Real Estate Lease between Lessor and Lessee, demising the premises at 4430 Armitage Avenue, Melrose Park, IL 60160 (hereinafter called "the Premises") more fully described in Exhibit "A" attached hereto. The term of said lease is five years, terminating March 31, 2007, with an option to extend for one successive five year term.

[Handwritten signature]

IN WITNESS WHEREOF, the parties have duly executed this MEMORANDUM OF LEASE at Melrose Park and Berkley, Illinois on the day and year first above written.

Lessor: NATIONAL BANK OF COMMERCE, trustee under trust 5203, dated February 12, 2002

By: *[Handwritten signature]*

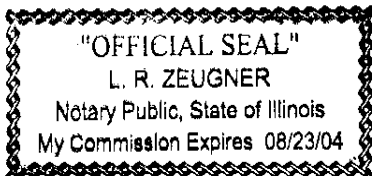
By: *[Handwritten signature]*

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



On this 12th day of APRIL, 2002 before me appeared JIMATHY T. FULLERTON and HANNELORE ALBERTSON, personally known to me to be the J.P. TRUST OFFICER and EXECUTIVE U.P. of NATIONAL BANK OF COMMERCE, trustee under trust 5203, dated February 12, 2002, and who acknowledged that they executed and delivered the foregoing instrument as the free act and deed of said NATIONAL BANK OF COMMERCE, trustee under trust 5203, dated February 12, 2002, and that said action has been duly authorized by the beneficiaries of NATIONAL BANK OF COMMERCE, trustee under trust 5203, dated February 12, 2002

(Seal)



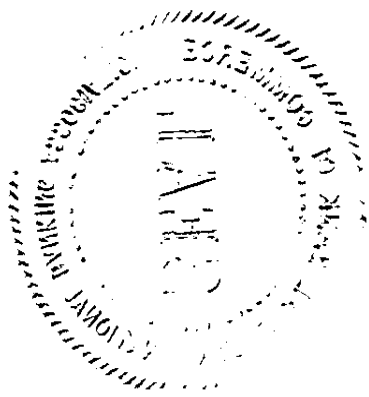
[Handwritten signature]
Notary Public

BOX 333-CTI

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Lessee: **POLLARD MOTOR COMPANY**, an Illinois corporation

By: *Bruce Rosenquist*
President

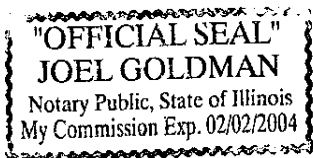
By: *Thomas J. Bonk*
Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bruce Rosenquist and Thomas J. Bonk, personally known to me to the President and Secretary of POLLARD MOTOR COMPANY, an Illinois corporation, appeared before me this 25th of MARCH, 2002 and acknowledged that they executed and delivered the foregoing instrument as the free and voluntary act of POLLARD MOTOR COMPANY, and that said action has been duly authorized by the said POLLARD MOTOR COMPANY.

Joel Goldman
Notary Public

(SEAL)



DOCUMENT PREPARED BY:

JOEL GOLDMAN, ESQ.
5105 Tollview Drive, Suite 199
Rolling Meadows, Illinois 60008

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EXHIBIT A- LEGAL DESCRIPTION

PARCEL I:

The South 300 feet of the North 355 feet of the West 219 feet of the East 685.75 feet of the Southeast 1/4 of Section 32, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, together with the South 35.30 feet of the North 390.30 feet of the West 237 feet of the East 685.75 feet of the Southeast 1/4 of Section 32, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

PARCEL II:

That part of Lot 3 lying East of the East line of Janice Avenue, as dedicated by Document recorded as Number 19,022,557 (excepting from said Lot 3 that part thereof falling within the following described tract:

Beginning at a point on the East line of the Southeast 1/4 of Section 32, 198 feet South of the Northeast corner thereof; thence North along said East line to the North line of said Southeast 1/4; thence West along said North line 220 feet; thence South 198 feet; thence East 220 feet to the place of beginning, in J. Emil Anderson's Resubdivision of part of Anderson's North Mannheim Industrial Subdivision in the Southeast 1/4 of Section 32, Township 40 North, Range 12 East of the Third Principal Meridian, according to Plat of said J. Emil Anderson's Resubdivision registered in the Office of the Registrar of Titles of Cook County, Illinois, on June 5, 1959 as Document Number LR1,865,644, in Cook County, Illinois.

ALSO

PARCEL III:

That part of Lot 3 falling within the following described tract:

Beginning at a point on the East line of the Southeast 1/4 of Section 32, 198 feet South of the Northeast corner thereof; thence North along said East line to the North line of said Southeast 1/4; thence West along said North line 220 feet; thence South 198 feet; thence East 220 feet to the place of beginning (excepting that part of Lot 3 conveyed to the People of the State of Illinois for the use of the Department of Transportation by Warranty Deed recorded July 14, 1976 as Document 23,559,333 described as follows: Beginning at the most Northeast corner of said Lot 3; thence

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EXHIBIT A - LEGAL DESCRIPTION

West along the North line of said Lot 3 a distance of 15 feet to a point; thence Southeasterly along a straight line to a point on the East line of said Lot 3 being normally distant 20 feet South of the Northeast corner thereof; thence North along the East line of said Lot 3 a distance of 20 feet to the point of beginning) in J. Emil Anderson's Resubdivision of part of Anderson's North Mannheim Industrial Subdivision in the Southeast 1/4 of Section 32, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

The title to the subject property has been registered under "An Act Concerning Land Titles", commonly known as the Torrens Act.

Affects: Parcels I and II

Permanent Tax Numbers: 12-32-401-062

Volume: 71

Affects: Parcels II and III

12-32-401-068

Affects: Parcel I

Said matter affects this and other property.

Property Address: 4430 W. Armitage Avenue, Melrose Park, Illinois

12-32-401-068

12-32-401-071

12-32-401-072

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