

# UNOFFICIAL COPY

Prepared by and after  
recording return to:

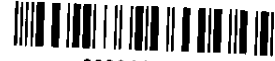
Kohl's Department Stores, Inc.  
N56 W17000 Ridgewood Drive  
Menomonee Falls, Wisconsin 53051  
Attention: Law Department

0030410688

0030410688 11 001 Page 1 of 1

2003-03-26 16:40:02

Cook County Recorder 39.50



0030410688

*This space reserved for Recorder's use only.*

Property of Cook County Clerk's Office

## MEMORANDUM OF SUBLEASE

Address of Property: 2100 and 2100 North Elston Avenue, Chicago, Illinois

PIN:

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30410688

## MEMORANDUM OF LEASE

Prepared by and after  
recording return to:

30410688

Kohl's Department Stores, Inc.  
N56 W17000 Ridgewood Drive  
Menomonee Falls, Wisconsin 53051  
Attention: Law Department

## MEMORANDUM OF SUBLEASE

This Memorandum of Sublease is made as of the 17 day of February, 2003, between ELSTON DEVELOPMENT L.L.C., an Illinois limited liability company ("Sublandlord"), and KOHL'S DEPARTMENT STORES, INC., a Delaware corporation ("Subtenant").

### WITNESSETH:

Sublandlord and Subtenant have entered into a Sublease (the "Sublease") of even date herewith whereby Sublandlord has Subleased to Subtenant the real property (the "Demised Land") located at 2100 and 2120 North Elston Street, Chicago, Cook County, Illinois, the legal description of which is set forth on Exhibit A attached hereto and made a party hereof. The Sublease contains provisions and rights appurtenant to the Demised Land, some of which are as follows:

1. **Term.** The term of the Sublease is for a period of twenty-five (25) years. Thereafter, Subtenant has the right under the Sublease to renew and extend the term of the Sublease for eight (8) successive periods of five (5) years each.
2. **Successors.** The covenants, conditions and agreements made and entered into by the parties hereto shall be binding upon and inure to the benefits of their respective heirs, administrators, executors, representatives, successors and assigns.
3. **Incorporation of Sublease.** All terms and conditions of the Sublease are hereby incorporated herein by reference as if fully set forth herein.
4. **Conflicts with Sublease.** This Memorandum of Sublease is solely for notice and recording purposes and shall not be construed to alter, modify, expand, diminish or supplement the provisions of the Sublease. In the event of any inconsistency between the provisions of this Memorandum of Sublease and the provisions of the Sublease, the provisions of the Sublease shall govern.

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IN WITNESS WHEREOF, this Memorandum of Sublease has been duly executed by the parties hereto as of the day and year first above written.

**SUBLANDLORD:**

**ELSTON DEVELOPMENT L.L.C.**, an Illinois limited liability company

By: Baker Development Corporation, an Illinois  
Its: Manager

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**SUBTENANT:**

**KOHL'S DEPARTMENT STORES, INC.**, a Delaware corporation

By: \_\_\_\_\_

R. Lawrence Montgomery  
Chief Executive Officer

Attest: \_\_\_\_\_

Richard D. Schepp  
Secretary

APPROVED  
AJS

APPROVED  
PEP

Property of Cook County Clerk's Office

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, KAREN FELDY, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Warren Baker, as President of Baker Development Corporation, an Illinois corporation, as Manager of Elston Development L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he, being thereunto duly authorized, signed and delivered said instrument as the free and voluntary act of said corporation as manager of Elston Development L.L.C. and as his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 17<sup>th</sup> day of February, 2003.

Karen Feldy  
Notary Public

My Commission expires:

3/30/06



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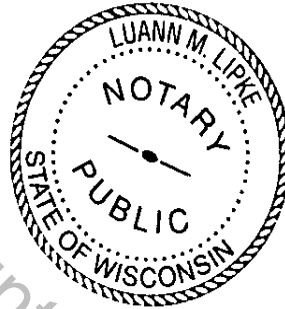
STATE OF Wisconsin )  
 ) SS:  
~~CITY~~/COUNTY OF Waukesha )

I HEREBY CERTIFY that on this 17<sup>th</sup> day of February, 2003, before me, the undersigned officer, personally appeared R. Lawrence Montgomery and Richard D. Schepp, who acknowledged themselves to be the Chief Executive Officer and Secretary of Kohl's Department Stores, a Delaware corporation, and that they, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Kohl's Department Stores, a Delaware corporation, as Chief Executive Officer and Secretary of Kohl's Department Stores, a Delaware corporation.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

Luann M. Like  
Notary Public

My Commission expires: 11-20-05



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## EXHIBIT A

### LEGAL DESCRIPTION OF THE DEMISED LAND

#### PARCEL 7:

Lots 1 to 4, and Lot 20, and all that part of the vacated alley lying Southwesterly of and adjoining the Southwesterly line of Lot 1, lying East of and adjoining the East line of Lot 20, and lying South of a line extended from the Westernmost corner of Lot 1 to the Northeast corner of Lot 20, all in Partridge's Subdivision of Lot 12 in Block 21 in Sheffield's Addition to Chicago in Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

#### PARCEL 8:

Lot "A" in the Consolidation of parts of Original Block 21 in Sheffield's Addition to Chicago in the East ½ of the Northeast ¼ of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded September 6, 1911 as Document Number 4824513, in Cook County, Illinois; EXCEPT therefrom the following described portion thereof conveyed by Deed dated December 3, 1986 recorded December 31, 1986 as Document Number 86631255 described as follows:

That part of Lot "A" in the Consolidation of parts of Original Block 21 in Sheffield's Addition to Chicago in the East ½ of the Northeast ¼ of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, lying Easterly of the following described lines: Commencing at the intersection of the Northwesterly line of North Hobson Avenue with the Southwesterly line of North Elston Avenue; thence North 45 degrees 45 minutes 02 seconds West along said Southwesterly line 100.27 feet to the point of beginning; thence South 44 degrees 17 minutes 58 seconds West 146.52 feet; thence South 43 degrees 27 minutes 42 seconds West 167.81 feet, in Cook County, Illinois.

#### PARCEL 16:

Lot 19 in Partridge's Subdivision of Lot 12 in Block 21 in Sheffield's Addition to Chicago in Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 2100 and 2120 North Elston Ave.  
Chicago, IL.

Tax Numbers: 14-31-211-016  
14-31-211-017  
14-31-211-018  
14-31-211-024  
14-31-211-009  
14-31-211-027