

# UNOFFICIAL COPY



Doc#: 0503927112  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 02/08/2005 02:17 PM Pg: 1 of 4

THIS SPACE FOR USE BY RECORDING OFFICIAL

Prepared by and mail after recording to: Thomas E. Schoenheit, Esquire  
Family Dollar Stores, Inc.  
Post Office Box 1017  
Charlotte, NC 28201-1017  
Phone: (704) 847-6961

MAIL TO: RUSSIAN  
THOMAS E. SCHOENHEIT  
835 MCCLELLY TOLK  
BURR OAK AVENUE, IL 60527  
BlueIsland#114604.doc

STATE OF ILLINOIS

SHORT FORM LEASE

COUNTY OF COOK

THIS LEASE is made and entered into this 10<sup>th</sup> day of January, 2005, by and between PULASKI PROPERTIES, LLC, an Illinois limited liability company (hereinafter called "Landlord"), and FAMILY DOLLAR, INC., a North Carolina corporation (hereinafter called "Tenant");

W I T N E S S E T H

In consideration of the covenants hereinafter contained, to all of which Landlord and Tenant agree, Landlord hereby demises and lets to Tenant, and Tenant hereby rents and hires from Landlord the following described premises situated on the north side of West 127<sup>th</sup> Street (Burr Oak Avenue), east of its intersection with Kedzie Avenue, and having a street address of 3026 West 127<sup>th</sup> Street, in the City of Blue Island, County of Cook, State of Illinois, and being that property fronting 100 feet on West 127<sup>th</sup> Street and extending approximately 260 feet north to the rear as shown outlined in red on Exhibit B - Site Plan attached hereto and made a part hereof.

Together with a building containing approximately 9,321 (79' x 99' plus 30' x 50') square feet, which shall be provided by Landlord pursuant to the terms described in Paragraph 4 hereof on the above-described premises along with the paved, marked, lighted parking, service and access areas shown on Exhibit B - Site Plan (said premises and the building and improvements thereon are hereinafter called the "demised premises").

TO HAVE AND TO HOLD the demised premises for an initial term ending on the 30<sup>th</sup> day of June, 2015, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties and bearing even date herewith (hereinafter called the "Lease"), which Lease is incorporated herein by reference. The Lease will be automatically extended, in accordance with the terms of the Lease, one period at a time, for four (4) successive periods of five



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(5) years each unless Tenant cancels the Lease. The Tenant has been and is hereby granted, in accordance with the terms of the Lease, certain exclusive use rights with respect to its business in the demised premises.

Landlord's Address: PULASKI PROPERTIES, LLC  
6500 W. 65<sup>th</sup>, Suite 202  
Chicago, IL 60638  
Attn: Jon Weglarz

Tenant's Address: FAMILY DOLLAR, INC.  
P. O. Box 1017  
Charlotte, NC 28201-1017  
Attn: Lease Administration Department

IN WITNESS WHEREOF, this indenture has been duly executed by said parties in manner and form provided by law, this the day and year first above written.

Witnesses: LANDLORD  
PULASKI PROPERTIES, LLC (SEAL)

Thomas P. Lemia  
Michelle Lopez

By: Jon Weglarz  
Jon Weglarz  
Managing Member

ATTEST:

Thomas E. Schoenheit  
Thomas E. Schoenheit  
Assistant Secretary

TENANT  
FAMILY DOLLAR, INC.  
By: Keith M. Gehl  
Keith M. Gehl  
Senior Vice President

Legal Description:

THE WEST 100.00 FEET OF THAT PART OF BLOCK 15 LYING EAST OF THE WEST 406 FEET OF BLOCK 15 IN WIRETON PARK, BEING A SUBDIVISION OF SECTION 25, 26, AND 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 24-25-310-003

Commonly known as 3026 West 127th Street, Blue Island, IL 60406



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STATE OF Illinois  
COUNTY OF Cook

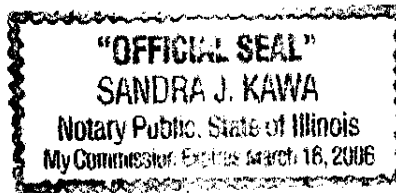
NOTARY

I, Sandra J. Kawa, a Notary Public in and for the aforesaid State and County, do hereby certify that JON WEGLARZ, Managing Member, personally appeared before me this day and that by the authority duly given and on behalf of PULASKI PROPERTIES, LLC, the foregoing instrument was signed and executed by him for the purposes therein expressed.

WITNESS my hand and notarial seal this the 19<sup>th</sup> day of January, 2005.

Sandra J. Kawa  
Printed Name: SANDRA J. KAWA  
Notary Public

My Commission Expires:  
MARCH 16, 2006



STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

NOTARY

I, Barbara K. Mitchell, a Notary Public in and for the aforesaid State and County, do hereby certify that KEITH M. GEHL and THOMAS E. SCHOENHEIT, Senior Vice President and Assistant Secretary, respectively, of FAMILY DOLLAR, INC., personally appeared before me this day and that by the authority duly given and as the act of the corporation, the foregoing instrument was signed and executed by them for the purposes therein expressed.

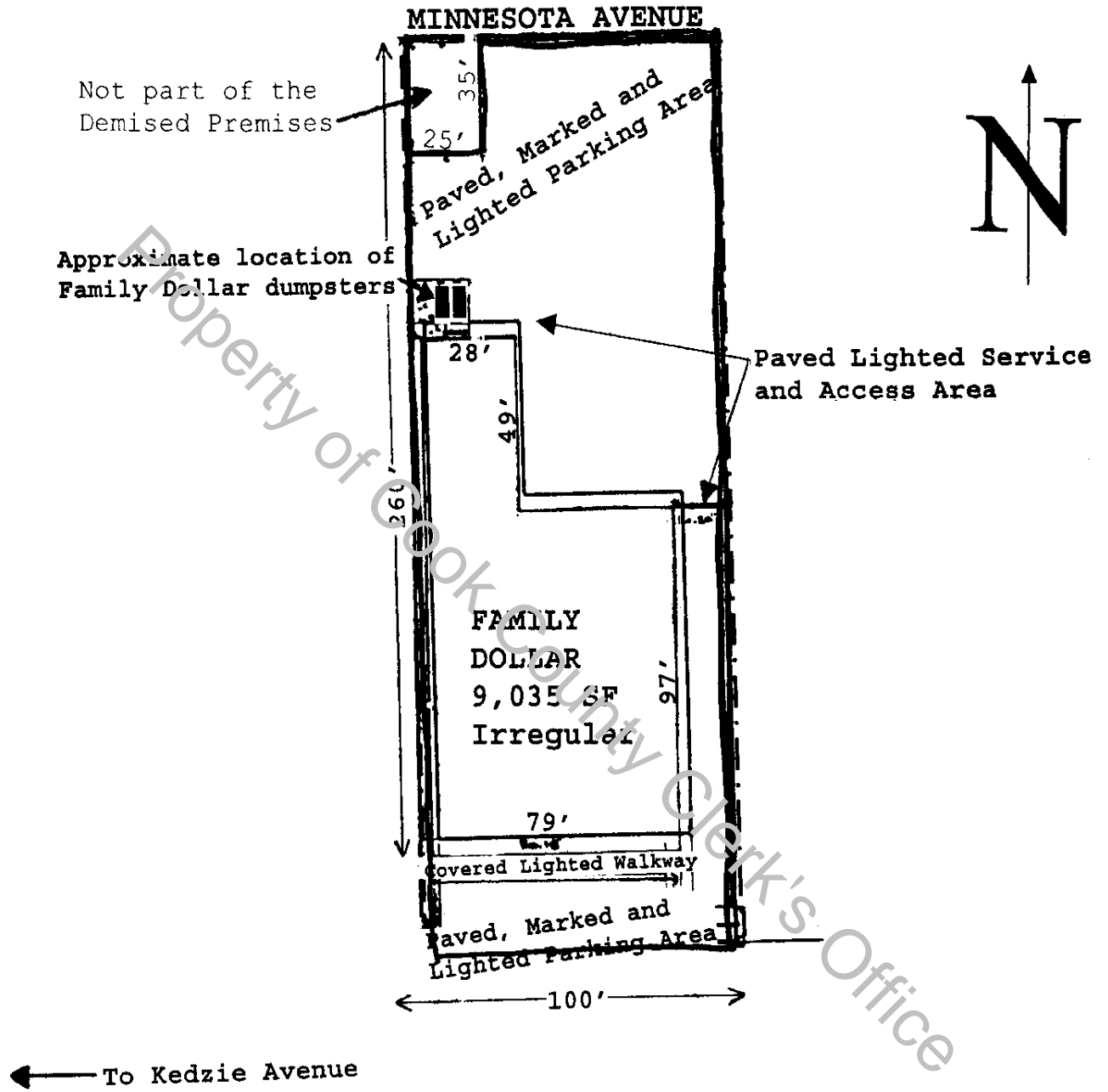
WITNESS my hand and notarial seal this the 10th day of January, 2005.

Barbara K. Mitchell  
Barbara K. Mitchell  
Notary Public

My Commission Expires:  
December 20, 2009



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WEST 127th STREET (Burr Oak Avenue)

EXHIBIT B- SITE PLAN

SHORT FORM DATED: 1-10-05

LOCATION: Blue Island, IL

PROJECT #: 114604

LANDLORD: \_\_\_\_\_ TENANT [Signature]