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Doc#: 0627017020 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/27/2008 09:41 AM Pg: 1 of 5

THIS SPACE FOR USE BY RECORDING OFFICIAL

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

Chicago#049405(3916 West Fullerton).doc

STATE OF ILLINOIS

SHORT FORM LEASE

COUNTY OF COOK

THIS LEASE is made and entered into this 23rd day of June, 2005, by and between NOVOGRODER/FULLERTON, 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, that certain premises situated at 3916 West Fullerton Avenue, in the City of Chicago, County of Cook, State of Illinois, and being that property fronting approximately 125 feet on West Fullerton Avenue and extending approximately 125 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 9,552 (73' x 124') interior square feet, which shall be provided by Landlord 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 other improvements thereon are hereinafter called the "demised premises").

TO HAVE AND TO HOLD the demised premises for an initial term of at least ten (10) full years commencing on the rent commencement date as set forth in Paragraph 5 and ending on the earlier of June 30 or December 31 of the calendar year in which said initial term expires, 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



5-1
P-5
M-1
S-1 (Yes)

Store
7078

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Lease, one period at a time, for five (5) successive periods of five (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: NOVOGRODER/FULLERTON, LLC
c/o NOVOGRODER COMPANIES, INC.
875 North Michigan Avenue, Suite 3612
Chicago, Illinois 60611

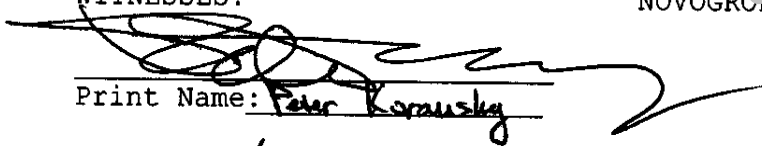
With a Copy to: Koransky and Bower, P.C.
Attn: Peter G. Koransky
425 Joliet Street, Suite 425
Dyer, Indiana 46311
Phone: (219) 865-6700
Fax: (219) 865-5840

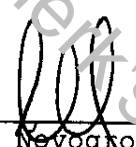
Tenant's Address: Family Dollar, Inc.
P. O. Box 1017
Charlotte, NC 28201-1017
Attn: Lease Administration Department

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
NOVOGRODER/FULLERTON, LLC

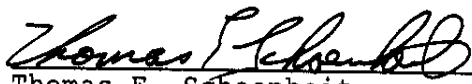

Print Name: Peter Koransky

By 
George Novogroder
Managing Member


Print Name: James M. Yannakopoulos

ATTEST:

TENANT
FAMILY DOLLAR, INC.


Thomas E. Schoenheit
Assistant Secretary

By: C. Martin Sowers
C. Martin Sowers
Senior Vice President



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STATE OF INDIANA

NOTARY

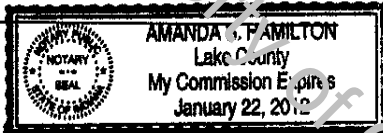
COUNTY OF LAKE

I, AMANDA S. HAMILTON, a Notary Public in and for the aforesaid State and County, do hereby certify that GEORGE NOVOGRODER, Managing Member, personally appeared before me this day and that by the authority duly given and on behalf of NOVOGRODER/FULLERTON, LLC, the foregoing instrument was signed and executed by him for the purposes therein expressed.

WITNESS my hand and notarial seal this the 11th day of July, 2005.

Amanda S. Hamilton
Printed Name: AMANDA S. HAMILTON
Notary Public

My Commission Expires:



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 C. MARTIN SOWERS 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 23rd day of June, 2005.

Barbara K. Mitchell
Barbara K. Mitchell
Notary Public

My Commission Expires:
December 20, 2009



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Paved Lighted Service
and Access Area

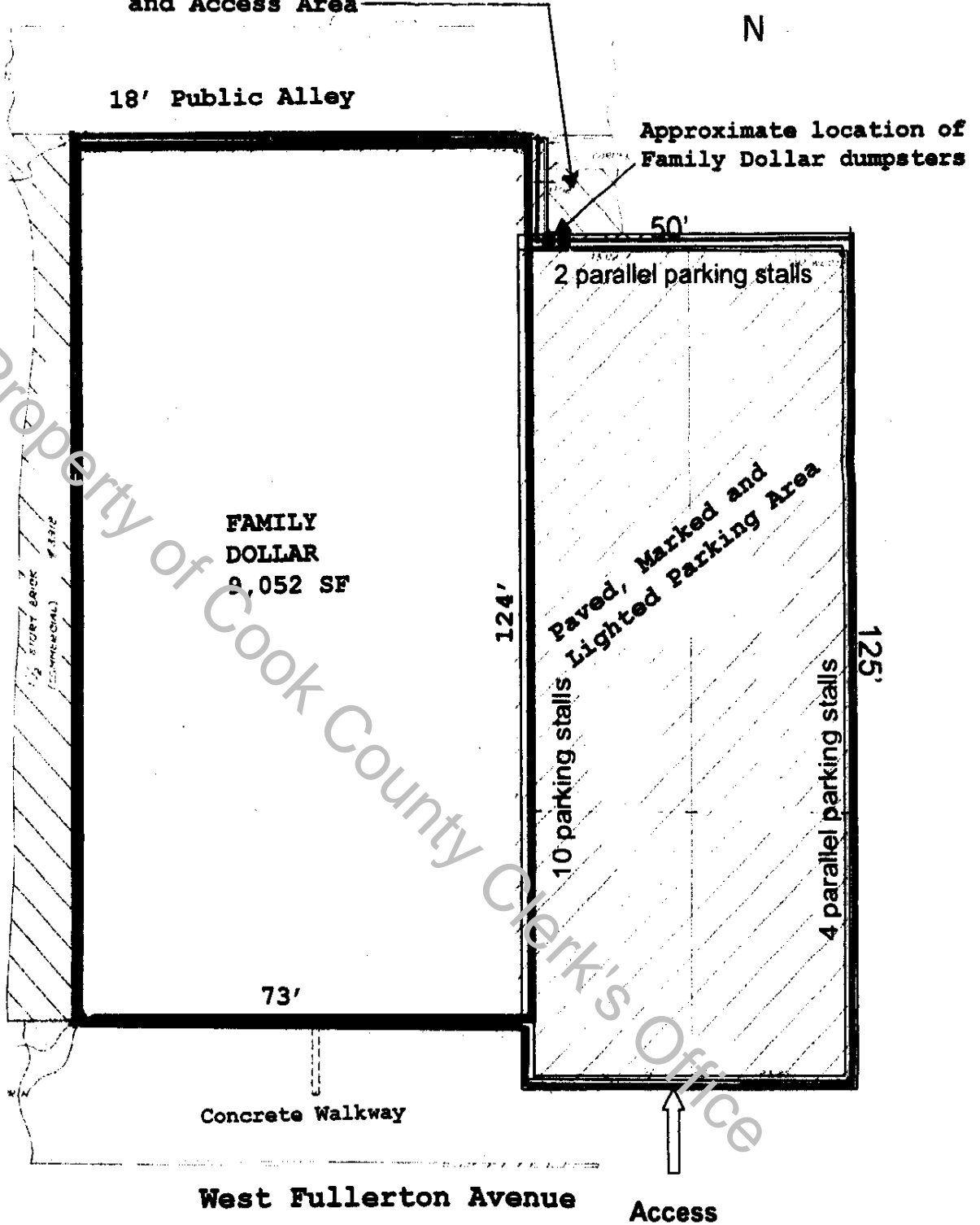


EXHIBIT B- SITE PLAN

SHORT FORM DATED: June 23, 2005

LOCATION: Chicago, IL

PROJECT #: 049405

LANDLORD: 57

TENANT

DR

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DESCRIPTION OF REPLACEMENT PROPERTY

LOTS 20, 21, 22, 23 AND 24 IN BLOCK 38 IN PENNOCK IN THE WEST ¼ OF THE SOUTHWEST ¼
OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 3906-3916 W. Fullerton Avenue, Chicago, Illinois.

PIN # 1326 324032 0000

1326 324033 0000

Property of Cook County Clerk's Office