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Cook County Recorder of Deeds
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COOK COUNTY RECORDING

- DEED
- MORTGAGE
- ASSIGNMENT
- POWER OF ATTORNEY
- RELEASE
- SUBORDINATION AGREEMENT
- OTHER *Memorandum of lease*

RETURN TO:

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Country Club Hills, IL
167th & Pulaski
L/C: 012-2365
File #43960

Prepared by: Bruce Neumann
After recording, return to: Terry Beauchane
McDONALD'S CORPORATION
One McDonald's Plaza
Oak Brook, Illinois 60523

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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is dated May, 8 2008 between **GALANI COUNTRY CLUB HILLS, LLC, an Illinois limited liability company** ("Landlord") whose address is c/o Kaplan Papadakis & Gournis, P.C., 180 N. LaSalle, Suite 2108, Chicago, IL, 60601, and **McDONALD'S USA, LLC, a Delaware limited liability company** ("Tenant") whose principal place of business is located at One McDonald's Plaza, Oak Brook, Illinois 60523.

Landlord leases to Tenant the Premises with improvements and appurtenant easements, if any, in the City of Country Club Hills, County of Cook, State of Illinois, described on Exhibit A attached ("Premises") and made a part of this Memorandum of Lease.

1. **TERM:** To have and to hold for a term commencing on November 8, 2008 and ending 20 years from the date when a McDonald's Restaurant constructed on the Premises opens for business.

2. **OPTION TO EXTEND:** The term of the Lease shall be automatically extended for 4 successive periods of 5 years each aggregating 20 years if Tenant does not elect to terminate the Lease at the end of the Primary Term or any option period.

3. **MEMORANDUM:** The rentals to be paid by Tenant and all of the obligations and rights of Landlord and Tenant are set forth in the Ground Lease dated November 8, 2007, amended March 3, 2008 and as may be amended from time to time (collectively the "Lease") executed by the parties. This instrument is merely a memorandum of the Lease and is subject to all of its terms, conditions and provisions. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail. This memorandum is binding upon and shall inure to the benefit of the heirs, successors, assigns, executors and administrators of the parties.

To indicate their consent to this agreement, the parties, or their authorized representatives or employees have signed this document.

(REMAINDER OF PAGE LEFT INTENTIONALLY BLANK)

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LANDLORD:
GALANI COUNTRY CLUB HILLS, LLC,
an Illinois limited liability company

TENANT:
McDONALD'S USA, LLC,
a Delaware limited liability company

By: [Signature]

By: [Signature] TB

Name: DEAN J. PAPANIKOLAU

Name: MATHRUKE HUSSAIN

Its: Member

Its: MANAGEMENT COUNSEL

Date: 5-15-2008

Date: MAY 8, 2008

(Attach Acknowledgment of Signatures and Exhibit A)

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT A**

LOT 8 IN GATLING COUNTRY CLUB HILLS RESUBDIVISION BEING A RESUBDIVISION OF PART OF GATLING COUNTRY CLUB HILLS SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2004 AS DOCUMENT NO. 0416145163, ALL IN COOK COUNTY, ILLINOIS

Together with Easements granted to Tenant pursuant to Development Declaration by Count(r)y Club Hills, LLC, dated April 8, 1999 and Recorded May 26, 1999, as Document Number 99509367, amended by Amendment to Declaration by Count(r)y Club Hills, LLC, dated December 7, 1999, recorded December 21, 1999 as Document Number 09184952, amended by Amended and Restated Development Declaration by and between Country Club Hills, LLC, Wal-Mart Store, Inc., and Great Lakes Trust Company, N.A., as successor trustee to Bank of Homewood under Trust Agreement dated October 12, 1994 and knows as Trust No. 94061, recorded June 23, 2004 as Document Number 0417518061, amended by First Amendment to Amended and Restated Development Declaration by and between Country Club Hills, LLC and Wal-Mart Stores, Inc., dated August 1, 2006, recorded August 23, 2006 as Document Number 0623510032, and Entertainment Center Declaration by Count(r)y Club Hills, LLC, dated April 8, 1999, recorded April 26, 1999 as Document Number 99509366, amended by Amendment to Declaration by Count(r)y Club Hills, LLC, dated December 7, 1999, recorded December 21, 1999 as Document Number 09184953, amended by Amended and Restated Entertainment Center Declaration by Country Club Hills, LLC, dated June 10, 2004, recorded June 23, 2004 as Document Number 0417518062 and re-recorded August 30, 2004 as Document Number 0424327111, and Outlot Criteria and Declaration of Easements, Licenses, Covenants, Conditions and Restrictions by and between Country Club Hills, L.L.C. and Galani Country Club Hills, LLC, dated April 20, 2006, recorded May 11, 2006, as Document Number 0613135008

Tax No.: 28-27-200-014-8080

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ACKNOWLEDGEMENT-MCDONALD'S USA, LLC

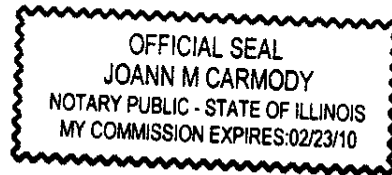
STATE OF ILLINOIS)
) SS:
COUNTY OF DUPAGE)

I, JoAnn M. Carmody, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Mahrukh Hussain, Managing Counsel, of **McDonald's USA, LLC**, a **Delaware limited liability company**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Managing Counsel, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such Managing Counsel, as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8th day of May, 2008.

JoAnn M. Carmody
Notary Public

My commission expires: 2/23/2010



ACKNOWLEDGEMENT

STATE OF IL)
) SS:
COUNTY OF Cook)

I, Chris Wunder, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Dean J. Papadakis as Manager/Member of Calani Country Club Hill LLC corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager/Member, appeared before me this day in person and acknowledged that (he) (~~she~~) signed, sealed and delivered the said instrument as (his) (~~her~~) free and voluntary act as such Manager/Member and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 15th day of May, 2008.

Chris Wunder
Notary Public

My commission expires: 8/29/11

