

UNOFFICIAL COPY



Doc#: 0830310046 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/29/2008 01:41 PM Pg: 1 of 10

This instrument was prepared by, and after recording return to:

Mark R. Raymond
Meltzer, Purtil & Stelle,
LLC
1515 E. Woodfield Rd.,
Second Floor,
Schaumburg, IL 60173

ABOVE SPACE FOR RECORDER'S USE ONLY

BOX 15

MEMORANDUM OF REAL ESTATE LEASE

The following is a memorandum of certain terms of an automotive sales and service facility lease (the "Lease") made and entered into effective November 1, 2008, by and between DNA Realty, Inc., an Illinois corporation, located at 935 West Dundee Road, Buffalo Grove, IL 60089 ("Landlord"), and Arlington Automotive Group, Inc., an Illinois corporation ("Tenant").

1. Premises. That certain land and improvements to be constructed thereon identified as the Premises which is legally described on **Exhibit A** attached hereto and located at the NE corner of Rand and Hicks Roads, Palatine, IL 60074.

2. Term. The term of the Lease shall commence effective November 1, 2008 and continue through November 1, 2013, or if later, upon the initial maturity date of Landlord's permanent construction financing with Toyota Motor Credit Corporation, subject to Tenant's right to extend the term for additional and consecutive five (5) year terms.

3. Limited Purpose of Memorandum. This Memorandum is made solely for purposes of creating record notice of the existence of the Lease and of certain rights granted to Tenant and does not in any manner amend, enlarge or reduce the respective rights, privileges, liabilities or obligations of Landlord or Tenant under the Lease.

Address: Vacant Land Palatine, IL 60067 Title

SIGNATURE PAGE FOLLOWS

Title

MA90 37822 NL

596

UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Real Estate Lease as of the first date written above.

LANDLORD:

DNA Realty, Inc., an Illinois corporation

By: *Panykca*
Title: President

TENANT:

Arlington Automotive Group, Inc., an Illinois corporation

By: *Panykca*
Title: President

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

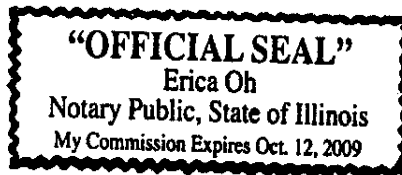
I, the undersigned, a Notary Public in and for said county in the state aforesaid, do hereby certify that Gary Vicari, president of DNA Realty, Inc. ("Landlord"), personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that such person signed and delivered said instrument as such person's own free and voluntary act on behalf of Landlord for the uses and purposes set forth therein.

Given under my hand and notarial seal this 22nd day of October, 2008.



Notary Public

Commission Expires: October 12, 2009.

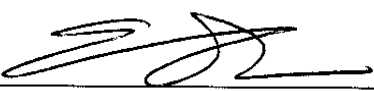


UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

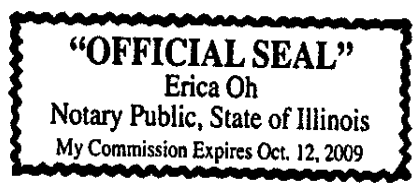
I, the undersigned, a Notary Public in and for said county in the state aforesaid, do hereby certify that Gary Vicari, President of Arlington Automotive Group, Inc. ("Tenant"), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act on behalf of Tenant for the uses and purposes set forth therein.

Given under my hand and notarial seal this 22nd day of October, 2008.



Notary Public

Commission Expires: October 12, 2009



UNOFFICIAL COPY

EXHIBIT A

Premises

PARCEL A:

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST AND WEST 1/4 LINE OF SAID SECTION WITH THE CENTER LINE OF RAND ROAD, SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SECTION (MEASURED ON SAID EAST AND WEST 1/4 LINE); THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD, SAID CENTER LINE FORMING AN ANGLE OF 47 DEGREES 00 MINUTES 30 SECONDS WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION 145.08 FEET TO THE PLACE OF BEGINNING; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD, 100 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO RAND ROAD, 548.28 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 52 DEGREES 36 MINUTES 30 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 125.89 FEET; THENCE SOUTHWESTERLY 624.72 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST AND WEST 1/4 LINE OF SAID SECTION WITH THE CENTER LINE OF RAND ROAD, SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SECTION (MEASURED ON SAID EAST AND WEST 1/4 LINE); THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD, SAID CENTER LINE FORMING AN ANGLE OF 47 DEGREES 00 MINUTES 30 SECONDS WITH THE EAST AND WEST 1/4 OF SAID SECTION, A DISTANCE OF 245.08 FEET TO POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD 100 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO RAND ROAD, 471.84 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 52 DEGREES 36 MINUTES 30 SECONDS TO THE RIGHT, WITH PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 125.89 FEET; THENCE SOUTHWESTERLY 548.28 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL C:

UNOFFICIAL COPY

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST AND WEST 1/4 LINE OF SAID SECTION WITH THE CENTER LINE OF RAND ROAD; SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SECTION; MEASURED ON SAID EAST AND WEST 1/4 LINE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD, SAID CENTER LINE FORMING AN ANGLE OF 47 DEGREES 00 MINUTES 30 SECONDS WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, A DISTANCE OF 845.08 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO RAND ROAD 418.57 FEET TO A POINT THAT IS 416 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE WEST PARALLEL TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 377.89 FEET TO A POINT IN THE CENTER LINE OF A HIGHWAY RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 11068762; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID HIGHWAY 155.68 FEET TO THE CENTER LINE OF RAND ROAD; THENCE SOUTHEASTERLY 199.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL D:

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE EAST AND WEST 1/4 LINE OF SAID SECTION WITH THE CENTER LINE OF RAND ROAD, SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SECTION MEASURED ON SAID EAST AND WEST 1/4 LINE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD, SAID CENTER LINE FORMING AN ANGLE OF 47 DEGREES 00 MINUTES 30 SECONDS WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, A DISTANCE OF 745.08 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO RAND ROAD 334.31 FEET TO A POINT; THENCE NORTH PARALLEL TO EAST LINE OF SAID SECTION ON A LINE THAT FORMS AN ANGLE OF 47 DEGREES 28 MINUTES TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 130.65 FEET TO A POINT THAT IS 416 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE WEST PARALLEL TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION, 5.55 FEET; THENCE SOUTHWESTERLY 418.57 FEET TO A POINT IN THE CENTER LINE OF RAND ROAD THAT IS 100 FEET NORTHWESTERLY OF POINT OF BEGINNING; THENCE SOUTHEASTERLY 100 FEET TO POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

PARCEL E:

UNOFFICIAL COPY

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST AND WEST 1/4 LINE OF SAID SECTION WITH THE CENTER LINE OF RAND ROAD SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SECTION MEASURED ON SAID EAST AND WEST 1/4 LINE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD SAID CENTER LINE FORMING AN ANGLE OF 47 DEGREES 00 MINUTES 30 SECONDS WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, A DISTANCE OF 645.08 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO RAND ROAD, 242.52 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION ON A LINE THAT FORMS AN ANGLE OF 47 DEGREES 28 MINUTES TO THE LEFT WITH A PROLONGATION OF LAST DESCRIBED COURSE, FOR A DISTANCE OF 135.74 FEET; THENCE SOUTHWESTERLY 334.31 FEET TO A POINT IN THE CENTER LINE OF RAND ROAD THAT IS 100 FEET NORTHWESTERLY OF THE POINT OF BEGINNING; THENCE SOUTHEASTERLY 100 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL F:

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST AND WEST 1/4 LINE OF SAID SECTION WITH THE CENTER LINE OF RAND ROAD SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SECTION MEASURED ON SAID EAST AND WEST 1/4 LINE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD SAID CENTER LINE FORMING AN ANGLE OF 47 DEGREES 00 SECONDS 30 SECONDS, WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, A DISTANCE OF 545.08 FEET TO A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD 100 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO RAND ROAD 242.52 FEET; THENCE SOUTHEASTERLY ON A LINE THAT FORMS AN ANGLE OF 52 DEGREES 36 MINUTES 30 SECONDS TO THE RIGHT WITH PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 125.89 FEET; THENCE SOUTHWESTERLY 318.96 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL G:

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT THE INTERSECTION OF THE EAST AND WEST 1/4 LINE OF SAID SECTION WITH THE CENTER LINE OF RAND ROAD SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SECTION MEASURED ON SAID EAST AND WEST 1/4 LINE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD, SAID CENTER LINE FORMING AN ANGLE OF 47 DEGREES 00 MINUTES

UNOFFICIAL COPY

30 SECONDS WITH THE EAST AND WEST 1/4 LINE OF SECTION, A DISTANCE OF 445.08 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD 100 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO RAND ROAD 318.96 FEET; THENCE SOUTHEASTERLY ON A LINE THAT FORMS AN ANGLE OF 52 DEGREES 36 MINUTES 30 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 125.89 FEET; THENCE SOUTHWESTERLY 395.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL H:

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DEFINED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2 AS AFORESAID, 1,527.19 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 416 FEET TO A POINT OF BEGINNING; THEN SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 304.73 FEET; THEN NORTHWESTERLY ON A LINE THAT FORMS AN ANGLE OF 100 DEGREES 4-1/2 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 76.17 FEET; THEN NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 291.91 FEET; THEN EAST PARALLEL TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL I:

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2 AFORESAID, 1622.10 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 416 FEET TO A PLACE OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 291.95 FEET; THENCE NORTHWESTERLY ONE A LINE THAT FORMS AN ANGLE OF 100 DEGREES 4-1/2 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 152.34 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 266.39 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION, 150 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

PARCEL J:

A NON-EXCLUSIVE EASEMENT FOR ROAD APPURTENANT TO PARCEL 7 AS CREATED BY DEED DATED JANUARY 26, 1940 AND RECORDED JANUARY 21, 1941 AS DOCUMENT NUMBER 12611149 FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER A TRUST AGREEMENT KNOWN AS TRUST NUMBER 19745 TO LAURENCE A BRIGGS AND RUBY A BRIGGS AND AS CREATED BY DEED DATED JANUARY 27, 1938 AND RECORDED JANUARY 21, 1941 AS DOCUMENT NUMBER 12611150 FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER A TRUST AGREEMENT KNOWN AS TRUST NUMBER 19745 TO LAURENE A BRIGGS AND RUBY A BRIGGS FOR INGRESS AND EGRESS.

PARCEL K:

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST AND WEST 1/4 LINE OF SAID SECTION WITH THE CENTER LINE OF RAND ROAD, SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SECTION AS MEASURED ON SAID EAST AND WEST 1/4 LINE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD, SAID CENTER LINE FORMING AN ANGLE OF 47 DEGREES 0 MINUTES 30 SECONDS WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, A DISTANCE OF 345.08 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 100 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO RAND ROAD 395.40 FEET; THENCE SOUTHEASTERLY ON A LINE THAT FORMS AN ANGLE OF 52 DEGREES 36 MINUTES 30 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 125.89 FEET; THENCE SOUTHWESTERLY 471.84 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL L:

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, AFORESAID, 1472.19 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 416 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 317.51 FEET; THENCE NORTHWESTERLY ON A LINE THAT FORMS AN ANGLE OF 100 DEGREES 4-1/2 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 76.17 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 304.73 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF

UNOFFICIAL COPY

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION, 75 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL M:

LOT 1 IN PALATINE ASSEMBLAGE, BEING A SUBDIVISION AND A RESUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (s):

- Parcel A – 02-02-203-035-0000
- Parcel B – 02-02-203-036-0000
- Parcel C – 02-02-203-009-0000
- Parcel D – 02-02-203-010-0000
- Parcel E – 02-02-203-011-0000
- Parcel F – 02-02-203-012-0000
- Parcel G – 02-02-203-013-0000
- Parcel H – 02-02-203-014-0000
- Parcel I – 02-02-203-020-0000
- Parcel K – 02-02-203-021-0000
- Parcel L – 02-02-203-022-0000
- Parcel M – 02-02-205-018-0000