



Doc#: 0832533181 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/20/2008 01:07 PM Pg: 1 of 10

**PREPARED BY AND WHEN  
RECORDED RETURN TO:**

Louis S. Quinn, Jr., Esq.  
Jones Walker  
8555 United Plaza Blvd., 5th Floor  
Baton Rouge, Louisiana 70809

83 428830288

**LEASE MEMORANDUM**

**THIS LEASE MEMORANDUM**, dated as of the 12 day of June, 2006, is executed and delivered by **CAPITAL FITNESS-LOGAN, LLC**, an Illinois Corporation, having its principal place of business at 47W210 Route 30, Big Rock, Illinois 60511 (herein referred to as "**Tenant**"), as tenant under a lease agreement with **ELSTON LOGAN HOLDINGS, LLC**, an Illinois limited liability company, having an address of 2700 North Smith Street, Suite 300, Palatine, IL 60067 ("**Landlord**"), as landlord. Capitalized terms not otherwise defined herein shall have the meaning given to such terms in the Lease.

**WITNESSETH:**

1. **Demised Premises.** Landlord and Tenant have entered into a Lease Agreement dated May 12, 2006, as amended (the "**Lease**"), pursuant to which Tenant has leased from Landlord certain premises ("**Premises**") consisting of approximately 43,000 square feet, located in the building ("**Building**"), having a municipal address of 2700 North Elston Avenue and 2300 West Logan Blvd. Chicago, Illinois, now or hereafter located on the real property more fully described on **Exhibit A** attached hereto and made a part hereof, together with all other easements and appurtenances thereto, in the City of Chicago, County of Cook and State of Illinois. The Premises constitutes the space cross-hatched on **Exhibit B** attached hereto and made a part hereof, and the land upon which the Premises is located is described on the attached **Exhibit A**.

2. **Term - Options.** The term of the Lease begins on the Commencement Date (as defined in the Lease), and shall expire 10 years thereafter. Tenant has four (4) successive options to extend the term of the Lease for an additional period of five (5) years for each option, under the terms and conditions set forth in the Lease.

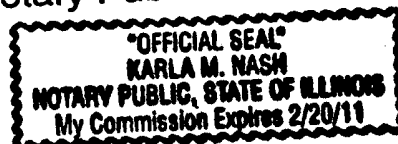
**Box 400-CTCC**

(B0387586.1)

**A True Copy**

*Karla M. Nash*

**Notary Public**



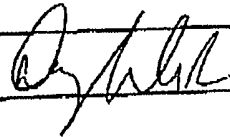
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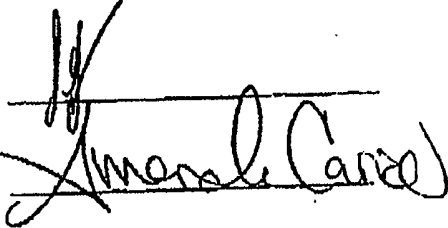
3. **Purpose.** The sole purpose of this instrument is to give notice of the Lease and all of its terms, covenants and conditions to the same extent as if the Lease were fully set forth herein. This instrument shall in no way amend or be used to interpret the Lease, and in the event of any conflict of inconsistency between any of the terms and conditions of this Memorandum and any terms and/or condition of the Lease, the term and/or condition of the Lease shall govern and control. All covenants and agreements of this Memorandum and the Lease shall run with the land until such time as the Lease is terminated. A full and complete copy of the Lease is on file at the offices of Landlord and Tenant.

**IN WITNESS WHEREOF**, the parties hereto have executed this Memorandum as of the day and year first above written.

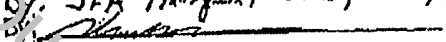
Witnesses as to Landlord:

  
\_\_\_\_\_

Witnesses as to Tenant:

  
\_\_\_\_\_

**LANDLORD:**

**ELSTON LOGAN HOLDINGS LLC**, an Illinois limited liability company  
By: JFA Management LLC, Manager  


Its: President - Manager

**TENANT:**

**CAPITAL FITNESS-LOGAN, LLC**

By: Capital Fitness, Inc. its sole member  


By: \_\_\_\_\_  
Its: Not Individually but as Vice President

**THE SIGNATURES OF THE PARTIES EXECUTING THIS DOCUMENT ARE COPIES AND ARE NOT ORIGINAL SIGNATURES**

# UNOFFICIAL COPY

**STATE OF ILLINOIS  
COUNTY OF KANE**

I, Karla M. Nash, a Notary Public in and for Kane County, Illinois, do hereby certify that Evan M. Rayman, not individually but as Vice President of Capital Fitness, Inc., as the sole member of Capital Fitness-Logan, LLC, who is personally known to me to be the same person as whose name is subscribed to the foregoing instrument, who appeared before me on this day and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of the Corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 12th day of June, 2006.

Karla M. Nash  
Notary Public

(Seal)



My Commission Expires: \_\_\_\_\_

**THE SIGNATURES OF THE PARTIES EXECUTING THIS DOCUMENT  
ARE COPIES AND ARE NOT ORIGINAL SIGNATURES**

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## EXHIBIT A

### Legal Description of Real Estate

PLAT: 14-30-304-015; 14-30-304-018; 14-30-304-004; 14-30-304-012; 14-30-304-016  
and 14-30-304-014

ADDRESS: 2700 North Elston Avenue and 2300 West Logan Boulevard, Chicago, Illinois

PARCEL 10: LOTS 18, 19, 20 AND 21 (EXCEPT THE NORTHWESTERLY 16 FEET OF SAID LOT 21) AND THE 16 FEET VACATED ALLEY LYING SOUTHWESTERLY OF AND ADJOINING SAID LOTS 18, 19, 20 AND 21 (EXCEPT THE NORTHWESTERLY 16 FEET OF SAID LOT 21) AND LOTS 26, 27 AND 28 ALL IN BLOCK 1 IN JONES= SUBDIVISION OF LOT 6 IN SNOW ESTATES SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 11: LOTS 1 TO 5 IN COLBERT=S SUBDIVISION OF LOTS 29 TO 33 BOTH INCLUSIVE AND LOTS 38 TO 42 BOTH INCLUSIVE IN BLOCK 1 IN JONES= SUBDIVISION OF LOT 6 IN SNOW ESTATE SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

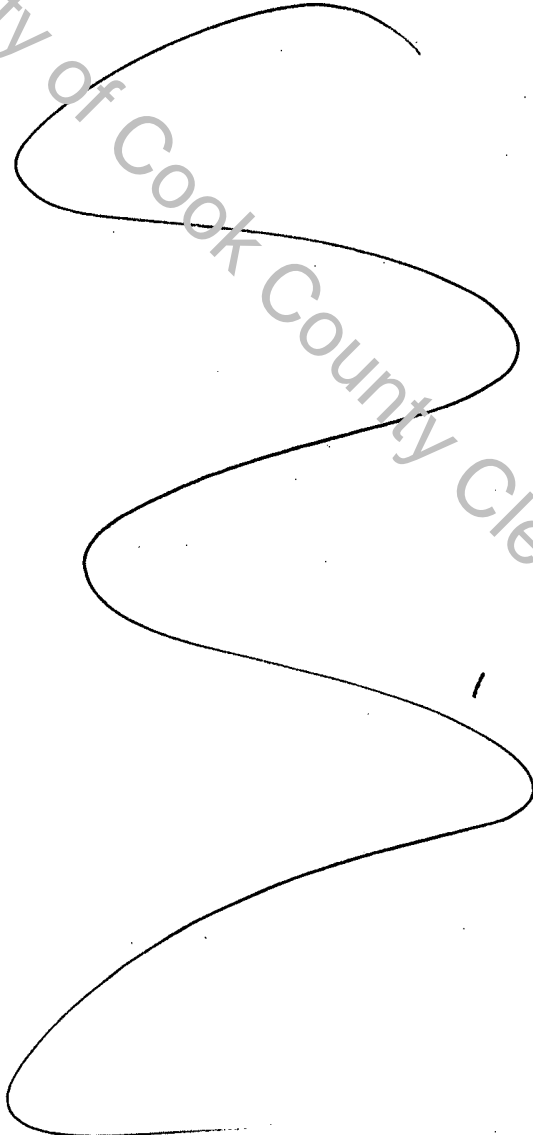
PARCEL 1: THE NORTHEASTERLY 1/2 OF VACATED HOLLY AVENUE LYING SOUTHWESTERLY OF AND ADJOINING LOT 26, 27, AND 28 IN BLOCK 1 IN JONES= SUBDIVISION OF LOT 6 IN THE SNOW ESTATE SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOT 5 IN COLBERT=S SUBDIVISION OF LOTS 29 TO 33, BOTH INCLUSIVE, AND LOTS 38 TO 42 BOTH INCLUSIVE, IN BLOCK 1 OF JONES= SUBDIVISION AFORESAID.

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Exhibit "B"

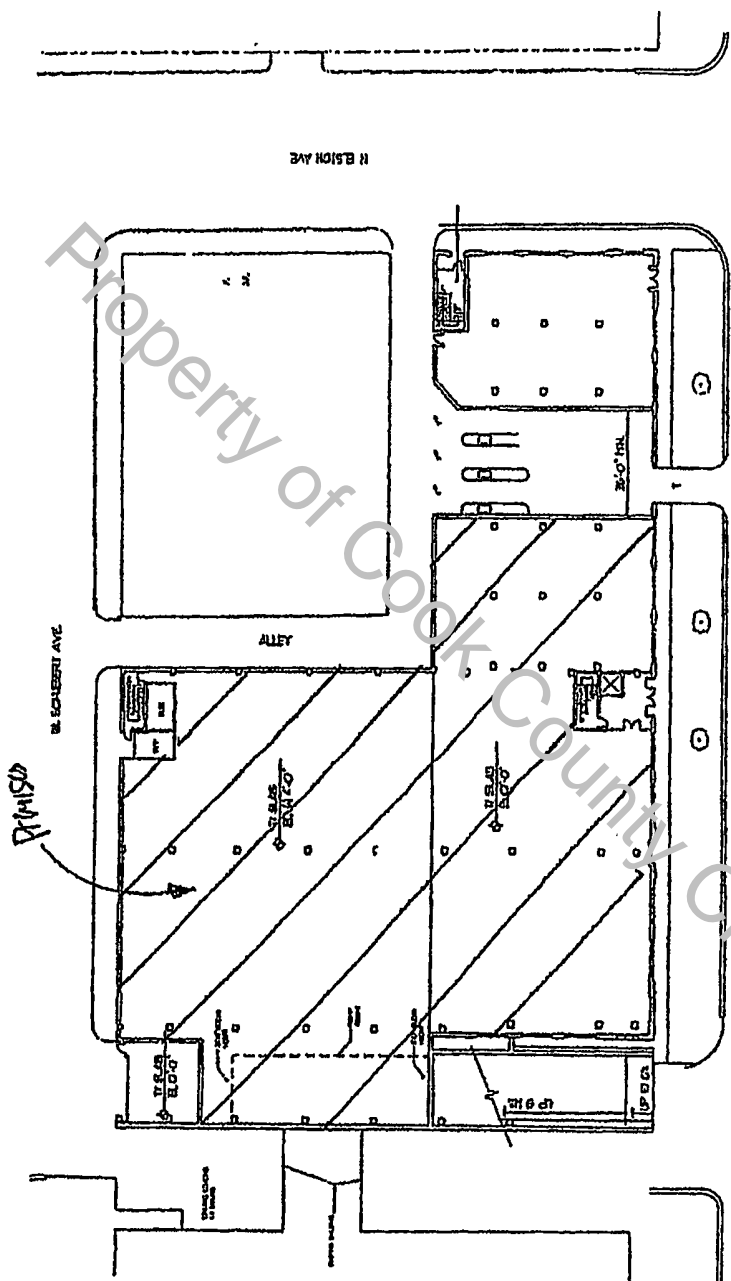
Description of Premises

Property of Cook County Clerk's Office



11 983R000

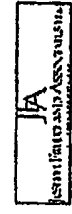
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Property of Cook County Clerk's Office

GROUND FLOOR PLAN  
SCALE: 1" = 30'

infinite A 45

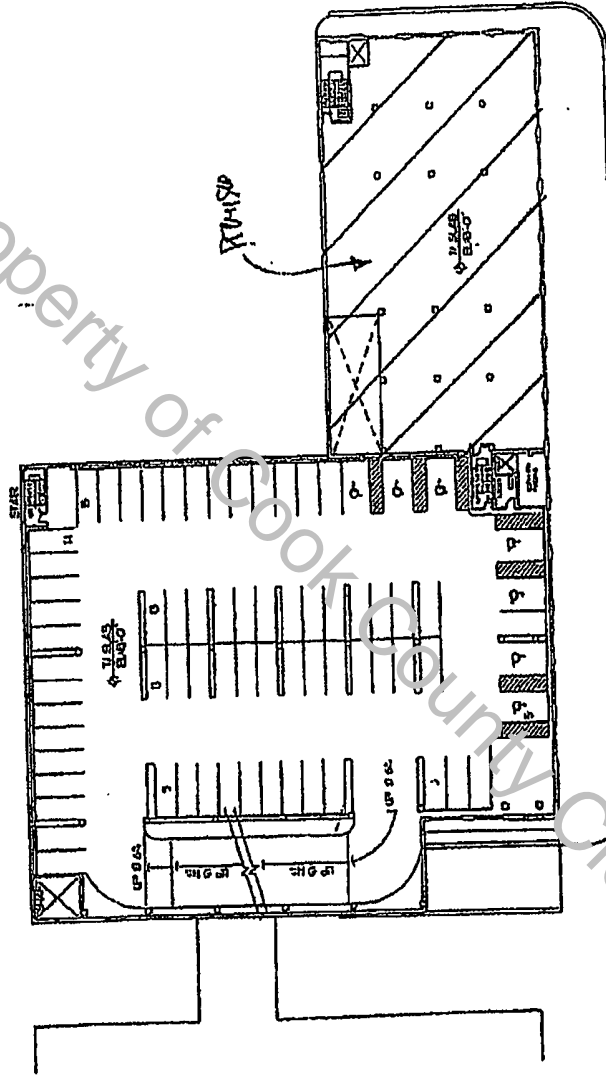


DRW ARCHITECT  
MULTI-PURPOSE

2700 N ELSTON AVE & 2300 W LOGAN BLVD, CHICAGO, IL

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Property of Cook County Clerk's Office



**SECOND FLOOR PLAN**

SCALE: 1" = 30'

2700 N ELSTON AVE & 2300 W LOGAN BLVD, CHICAGO, IL

JA  
JAMES J. AGOSTINI III  
ARCHITECT

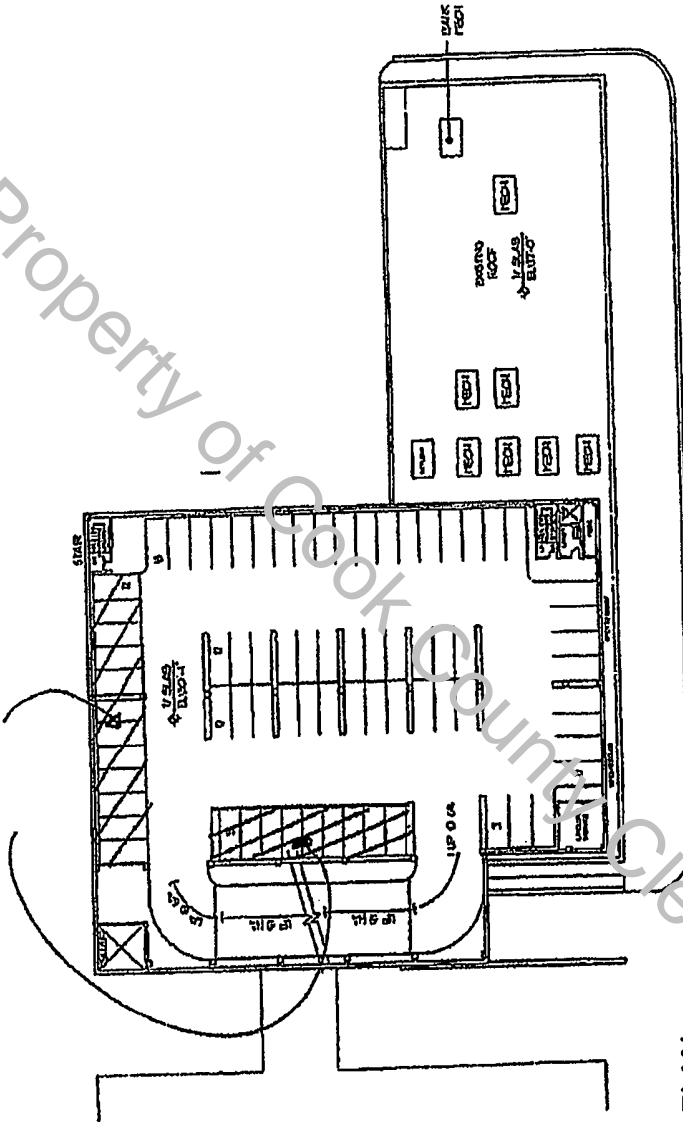
DMW  
DANIEL M. WOODS  
ARCHITECT

CITY OF CHICAGO  
PLANNING DEPARTMENT

Exhibit A 2/5

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*Tenant's Exclusive Reading Space*



**THIRD FLOOR PLAN**

SCALE: 1" = 30'

JA  
COUNTY CLERK'S OFFICE

DW  
ARCHITECTS

DRW NUMBER  
PROJECT NUMBER

2700 N ELSTON AVE & 2300 W LOCAN BLVD, CHICAGO, IL

Exhibit A 75



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Tenant's Existing Parking Spaces

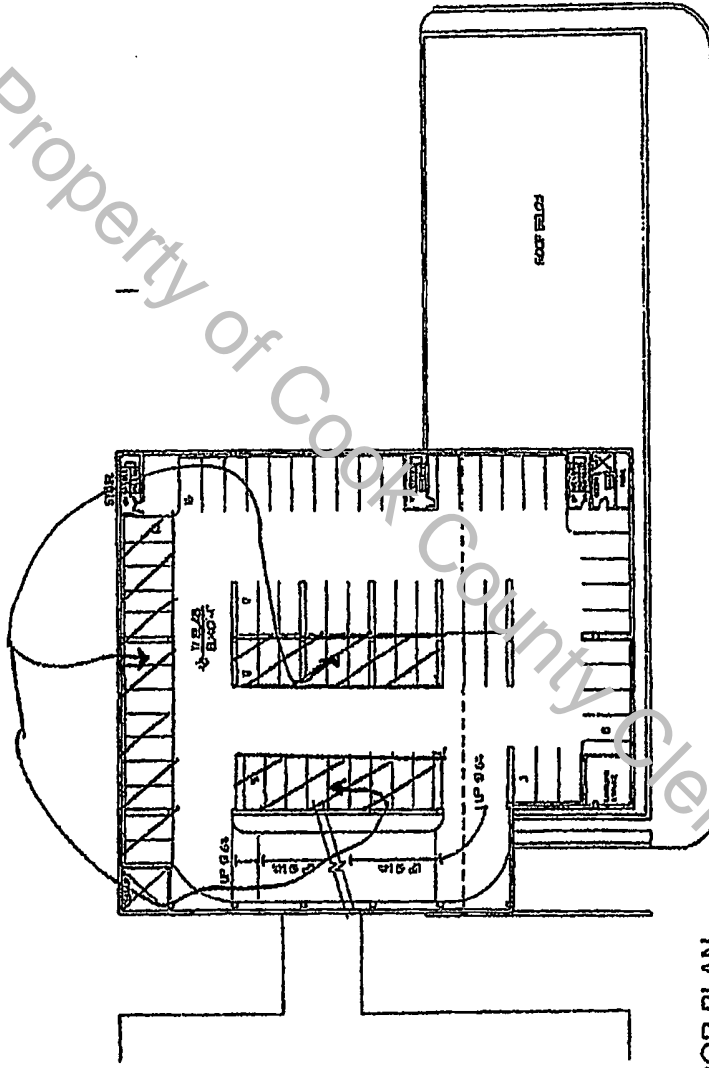
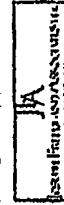


Exhibit A 4/5  
4/5  
5/1

## FOURTH FLOOR PLAN

SCALE: 1" = 30'

2700 N ELSTON AVE & 2300 W LOGAN BLVD, CHICAGO, IL

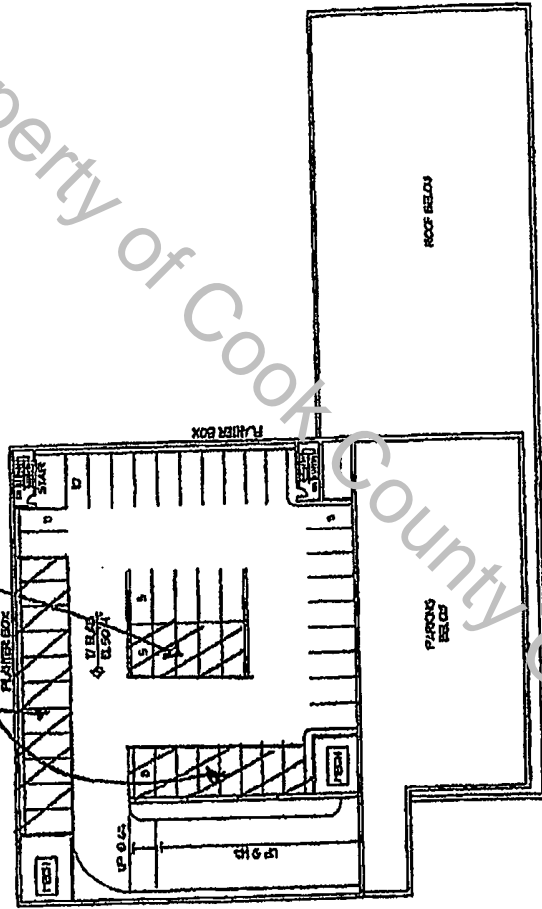


ORW Architects  
ARCHITECTS  
2012 N. LAUREL ST. CHICAGO, IL 60647  
TEL: 312.226.1100  
WWW.ORWARCHITECTS.COM

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Tenant's Exclusive Parking Space



A 5/5

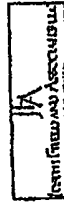
## FIFTH FLOOR PLAN

SCALE: 1" = 30'

2700 N ELSTON AVE & 2300 W LOGAN BLVD, CHICAGO, IL



CHW PROJECT  
PROJECT NUMBER: 1000



Property of Cook County Clerk's Office