



Doc#: 0834422052 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/09/2008 01:19 PM Pg: 1 of 5

Record and Return to:
Land Services USA, Inc.
22 North Church Street, Suite 100
West Chester, PA 19380

NOTICE OF LEASE

ILFA08-2546
Prepared by:

Mark J. Beaubien
Barack Ferrazzano Kirschbaum
& Nagelberg LLP
200 West Madison Street, Suite
3900
Chicago, IL 60606

Above reserved for Recorder space

MEMORANDUM OF LEASE

This Memorandum of Lease (this "Memorandum") is made this ^{as of} 21st day of November, 2008, between **KTR DISTRICT LLC**, a Delaware limited liability company ("Landlord"), and **PREFERRED FREEZER SERVICES OF CHICAGO II, LLC**, a Delaware limited liability company ("Tenant").

WITNESSETH:

Landlord and Tenant have entered into a Lease Agreement (the "Lease") dated August 29, 2008, as amended by that certain First Amendment to Lease Agreement, whereby Landlord has leased to Tenant that certain premises commonly known as 4500 West Anne Lurie Place, Chicago, Illinois and located on that certain real property, located in Cook County, State of Illinois (the "Property"), the legal description of which Property is set forth on Exhibit "A" attached hereto. The Lease contains provisions and rights appurtenant to the Property, some of which are as follows:

- I. Term. The term of the Lease is for a period of twenty-five (25) years commencing on the Substantial Completion Date (as defined in the Lease) and expiring on the last day of the month in which the twenty fifth (25th) year anniversary following the Basic Rent Commencement Date (as defined in the Lease) occurs. Thereafter, Tenant has the right under the Lease to renew and extend the term of the Lease for two (2) successive periods of five (5) years each.
- II. Incorporation of Lease. All terms and conditions of the Lease are hereby incorporated herein by reference as if fully set forth herein.
- III. Conflicts with Lease. This Memorandum is solely for notice and recording purposes and shall not be construed to alter, modify, expand, diminish or supplement the provisions of the Lease. In the event of any inconsistency between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall govern.

NCS 375147 cng 10EL

PS


UNOFFICIAL COPY

IN WITNESS WHEREOF, this Memorandum has been duly executed by the parties hereto as of the day and year first above written.

LANDLORD:

KTR DISTRICT LLC,
a Delaware limited liability company

By: KF Property Trust, its sole member

By: 

Name: Stephen J. Butte

Title: SVP

Property of Cook County Clerk's Office


UNOFFICIAL COPY

TENANT:

PREFERRED FREEZER SERVICES OF CHICAGO II, LLC, a Delaware limited liability company

By: Preferred Freezer Services Operating, LLC, Its Sole Member

By: Preferred Freezer Services, LLC, Its Sole Member

By: 
Name: Daniel Coon
Title: Chief Operating Officer

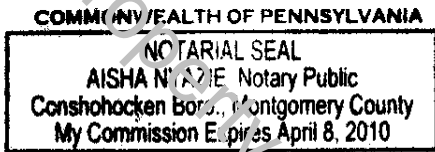
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF PA)
) SS;
COUNTY OF Montgomery)

The undersigned, a Notary Public, in and for the County and State aforesaid, does hereby certify, that Stephen J. Buttrick personally known to me to be the Senior VP of KIF Property Trust, the sole member of KTR District LLC, a Delaware limited liability company, and 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 under oath that, as such Senior VP, he signed and delivered the said instrument pursuant to authority duly given to the sole member of said limited liability company.

Given under my hand and seal this 21st day of November, 2008



Aisha Nyazie
Notary Public

My Commission Expires: April 8, 2010

STATE OF NEW JERSEY)
) SS;
COUNTY OF Middlesex)
~~ESSEX~~

The foregoing was acknowledged before me this 13th day of Nov., 2008, by Daniel Coon, the Chief Operating Officer of Preferred Freezer Services, LLC, the sole member of Preferred Freezer Services Operating, LLC, the sole member of Preferred Freezer Services of Chicago II, LLC, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that that person executed the same in that person's authorized capacity, and that, by that person's signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and seal this 13th day of November, 2008.

Janet G. Kunie
Notary Public
State of New Jersey
My Commission Expires:
January 8, 2009
I.D. #36214

Janet G. Kunie
Notary Public

My Commission expires: _____

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOT 2 IN PLAT OF RESUBDIVISION OF WEST ANN LURIE PLACE, BEING A RESUBDIVISION IN PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID RESUBDIVISION THEREOF RECORDED JULY 31, 2008 AS DOCUMENT 082133104.

4500 W. Ann Lurie Place
Chicago IL

19-03-200-061

19-03-400-160

-400-161

-400-162

-400-163

-400-179

-400-180

-400-182

-400-207