



Doc#: 1029429074 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/21/2010 02:58 PM Pg: 1 of 7

**PREPARED BY AND
AFTER RECORDING RETURN TO:**

James C. Lukas, Esq.
Winston & Strawn LLP
35 W. Wacker Drive
Chicago, Illinois 60601

Address of Leased Property:
5450 Prairie Stone Parkway
Hoffman Estates, Illinois
Cook County

MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT is made as of October 19, 2010 between **PRATUM PARTNERS, LLC**, an Illinois limited liability company, having an address at 71 South Wacker Drive, Suite 2765, Chicago, Illinois 60606 ("Landlord"), and **TATE & LYLE AMERICAS LLC**, a Delaware limited liability company, having an address at 2200 East Eldorado Street, Decatur, Illinois 62525 ("Tenant").

PREAMBLE

WHEREAS, Landlord and Tenant entered into that certain Office Lease dated as of the date hereof (the "Lease"), which Lease demises space at the property commonly known as 5450 Prairie Stone Parkway, Hoffman Estates, Illinois 60192 and legally described on Exhibit A attached hereto and made a part hereof.

WHEREAS, Landlord and Tenant are desirous of entering into this Memorandum of Lease Agreement and recording the same in the real estate records of Cook County, Illinois.

NOW, THEREFORE, intending to be legally bound hereby, Landlord and Tenant hereby set forth the following information with respect to the Lease:

1. The name and identity of the Landlord is Pratum Partners, LLC, an Illinois limited liability company.
2. The name and identity of the Tenant is Tate & Lyle Americas LLC, a Delaware limited liability company.

First American Title Order # 2005 US44681 XLR 1021 2

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3. The Lease is dated as of the date hereof.

4. The premises covered by the Lease (the "Premises") consists of certain space at certain real property located in Hoffman Estates, County of Cook, State of Illinois, which real property is more particularly described on Exhibit A.

5. The term of the Lease expires on October 31, 2026, subject to the options to renew and/or terminate provided in the Lease.

6. Tenant has the option to renew the Lease for three (3) additional terms of five (5) years each.

7. This Memorandum of Lease Agreement may be recorded, but nothing herein contained shall be deemed to amend, alter or change, in any manner, any of the terms and conditions set forth in the Lease. The Lease contains other terms and conditions not set forth or expressly referenced in this Memorandum of Lease Agreement. In the event of any conflict between the terms and provisions hereof and the terms and provisions of the Lease, the terms and provisions of the Lease shall be controlling.

8. This Memorandum of Lease Agreement may be executed in any number of counterparts, each of which when executed shall be deemed to be an original, and all of which shall together constitute one and the same instrument.

[Signature Page Follows]

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WITNESS the due execution hereof as of the date first written above.

LANDLORD:

Pratum Partners, LLC, an Illinois limited liability company

By: 

Name: John F. McKinney

Title: Its Manager

TENANT:

Tate & Lyle Americas LLC, a Delaware limited liability company

By: _____

Name: _____

Title: _____

Property of Cook County Clerk's Office

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WITNESS the due execution hereof as of the date first written above.

LANDLORD:

Pratum Partners, LLC, an Illinois limited liability company

By: _____

Name: _____

Title: _____

TENANT:

Tate & Lyle Americas LLC, a Delaware limited liability company

By:  _____

Name: Peter Castelli

Title: President

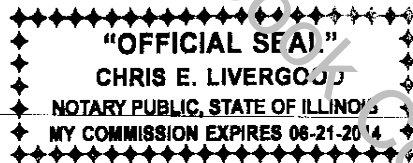
[SIGNATURE PAGE TO MEMORANDUM OF LEASE]

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF MACON) SS:

On the 14th day of October in the year 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared Peter Castelli, President of Tate & Lyle Americas LLC, personally know to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity on behalf of which the individual acted, executed the instrument.

Chris E. Livergood
Notary Public



[NOTARY PAGE TO MEMORANDUM OF LEASE]

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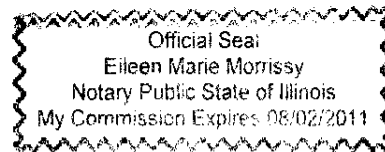
STATE OF Illinois)
) SS:
 COUNTY OF Cook)

On the 19th day of October in the year 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared John F. McKinnis personally know to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity on behalf of which the individual acted, executed the instrument.

 (Signature and office of individual taking acknowledgment)

Sworn to before me this 19th
 day of October, 2010

Eileen Marie Morrissey
 Notary Public



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Exhibit A

Legal Description of the Premises

PARCEL 1:

LOT 4G1B2 IN THE FINAL PLAT OF RESUBDIVISION OF PRAIRIE STONE COMMONS – LOT 4G1B, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 2007 AS DOCUMENT NUMBER 0710822035, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, PRAIRIE STONE COMMONS OFFICE PARK, RECORDED MARCH 9, 2007 AS DOCUMENT 0706860077 MADE BY YP TRILLIUM L.L.C. TO CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE UNDER TRUST DATED JUNE 6, 1989 AND KNOWN AS TRUST NO. 108506-00 AS PROVIDED IN ARTICLE 4 OVER LOT 4G1A IN THE FINAL PLAT OF RESUBDIVISION OF PRAIRIE STONE COMMONS RECORDED MARCH 28, 2005 AS DOCUMENT 0508734007.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY EASEMENT AGREEMENT RECORDED JUNE 15, 2007 AS DOCUMENT 0716641234 MADE BY THE VILLAGE OF HOFFMAN ESTATES TO PRATUM PARTNERS, LLC FOR INGRESS AND EGRESS OVER THAT PART OF LOT 4G5 DESCRIBED THEREIN AND SHOWN ON PLAT ATTACHED AS EXHIBIT THERETO.

Address: 5450 Prairie Stone Parkway, Hoffman Estates, Illinois