

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)



Doc#: 1101422071 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/14/2011 11:18 AM Pg: 1 of 2

MEMORANDUM OF LEASE WITH OPTION TO PURCHASE

THIS INSTRUMENT PREPARED BY:
Daniel G. Jauer & Assoc., PC
1424 West Division Street
Chicago, IL 60622-3360

WHEREAS, 2000-2006 W. Warren, LLC, is the record Owner of property commonly known as 2000-2006 West Warren, Chicago, Cook County, Illinois;

WHEREAS, 300 Level, Inc. is an Illinois corporation that desires to make tenant improvements and to take occupancy of the commercial portion of the premises only at the property, namely 2006 West Warren Boulevard, Chicago, Illinois;

WHEREAS, the commercial portion of the property is approximately 1800 square and includes parking;

WHEREAS, 2000-2006 W. Warren, LLC, an Illinois limited liability company, executed a Lease as Landlord and 300 Level, Inc., an Illinois corporation, executed such Lease as Tenant;

WHEREAS, said Lease is dated September 3, 2010;

NOW THEREFORE, Landlord and Tenant each desire to provide notice to all parties who come hereafter that the premises are encumbered with a Lease with Option to Purchase.

1. The legal description of the premises are as follows:

LOTS 1, 2 AND 3 IN SCOTT AND GAGE'S SUBDIVISION OF LOTS 37 TO 40 IN THE SUBDIVISION OF BLOCK 60 OF CANAL TRUSTEES'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 17-07-327-038-0000, 17-07-327-039-0000, and 17-07-327-040-0000

Commonly Known As: 2000-2006 West Warren Boulevard, Chicago, Illinois.

2. The Lease is dated September 3, 2010, between 2000-2006 W. Warren, LLC, as Landlord, and 300 Level, Inc., as Tenant.
3. The Lease ends in 2025 and has a fifteen year option through 2040 and a ten year option through 2050.
4. Article XXIV of the Lease provides the exclusive right to Tenant to purchase the premises for the sum of Two Hundred Thousand (\$200,000.00) Dollars, plus or minus prorations, during the initial term of said Lease, through August 31, 2015, all according to the terms and conditions set forth in

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said Lease.

IN WITNESS WHEREOF, Landlord and Tenant have each executed this Memorandum of Lease with Option to Purchase to provide notice to third parties of their respective rights under the Lease this 6th day of October, 2010, at Chicago, Cook County, Illinois.

LANDLORD:
2000-2006 W. Warren, LLC,
an Illinois Limited Liability Company

TENANT:
300 Level, Inc.,
an Illinois Corporation

By: [Signature]
Edward H. Gobbo, Manager

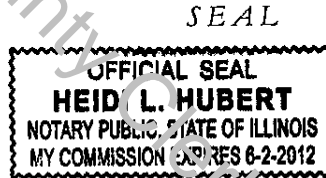
By: [Signature]
Its President

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Heidi Hubert, a Notary Public in and for said County and State, do hereby certify that Edward H. Gobbo, Manager of 2000-2006 W. Warren, LLC, an Illinois Limited Liability Company, is personally known to me to be the same person whose name is subscribed to the foregoing Memorandum of Lease with Option to Purchase, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said Memorandum of Lease with Option to Purchase as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6th day of October, 2010.

[Signature]
Notary Public



STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Heidi Hubert, a Notary Public in and for said County and State, do hereby certify that Edward Vito Gobbo, President of 300 Level, Inc., an Illinois Corporation, is personally known to me to be the same person whose name is subscribed to the foregoing Memorandum of Lease with Option to Purchase, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said Memorandum of Lease with Option to Purchase as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6th day of October, 2010.

[Signature]
Notary Public

