

# UNOFFICIAL COPY



1127645021

Doc#: 1127645021 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/03/2011 01:23 PM Pg: 1 of 4

**THIS DOCUMENT PREPARED BY  
AND UPON RECORDING RETURN  
TO:**

U.S. Bank National Association  
Attn: Closing Audit Department  
9918 Hibert Street, 2<sup>nd</sup> Floor  
San Diego, CA 92131

## MEMORANDUM OF LEASE

This Memorandum of Lease dated as of September 23, 2011 (date) is entered into between Fatima M. Khalil ("Landlord") and JGU Enterprises, Inc. ("Tenant").

### Recitals

A. On or about September 23, 2011 (date of lease), Landlord and Tenant entered into a lease agreement ("Lease"), pursuant to which Landlord leased to Tenant and Tenant leased from Landlord property located at 5150 W. Chicago Ave., Chicago, IL 60651, APN No. 16-04-423-040-0000, and more particularly described in attached Exhibit A and incorporated by reference ("Premises").

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

### Section 1 - Term.

Landlord leases to Tenant the Premises for a term of 25 years commencing on October 1, 2011 and ending on September 30, 2036.

### Section 2 - Lease Terms.

This lease of the Premises to Tenant is on all of the terms and conditions of the Lease, which is incorporated in this Memorandum by reference.

### Section 3 - Assignment.

Tenant's rights and obligations under the Lease shall not be assigned without Landlord's prior written consent, and any assignment without this consent shall be void.

### Section 4 - Successors and Assigns.

This Memorandum and the Lease shall bind and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject, however, to the provisions of the Lease on assignment.

# UNOFFICIAL COPY

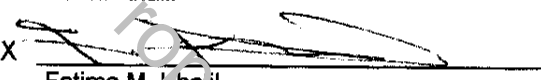
## Section 5 - Governing Law.

This Memorandum and the Lease are governed by Illinois Law.

Executed as of the date first written above.


LANDLORD:  
Fatima M. Khalil

X

  
\_\_\_\_\_  
Fatima M. Khalil

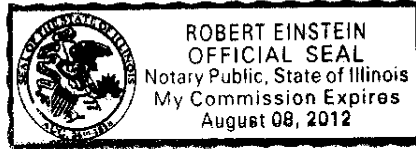
TENANT:  
JGJ Enterprises, Inc.

By:

  
\_\_\_\_\_  
Fatima M. Khalil, President/Secretary of JGJ  
Enterprises, Inc.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



STATE OF Illinois )  
COUNTY OF DuPage ) SS.

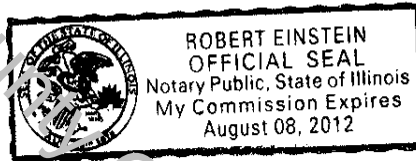
On Sept 29 2011, before me, Robert Einstein, personally appeared-  
Fatima Khalil, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Robert Einstein (Seal)

STATE OF Illinois )  
COUNTY OF DuPage ) SS.



On Sept 29 2011, before me, Robert Einstein, personally appeared-  
Fatima Khalil, Pres/sec of JOE Enterprises, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Robert Einstein (Seal)

# UNOFFICIAL COPY

## EXHIBIT A

LOTS 23 TO 27, BOTH INCLUSIVE, IN BLOCK 3 IN HOGENSON AND SCHMIDT'S ADDITION TO LINDEN PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 15-01-423-040-0000

Property of Cook County Clerk's Office