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This instrument was prepared by  
and after recording return to:

William G. Skalitzky  
Applegate & Thorne-Thomsen, P.C.  
626 W. Jackson Boulevard, Suite 400  
Chicago, IL 60661

Doc#: 1219947105 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/17/2012 03:06 PM Pg: 1 of 5

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## MEMORANDUM OF LEASE

**THIS MEMORANDUM OF LEASE** ("Memorandum") is made as of the 6 day of July, 2012, by and between Viceroy Hotel Limited Partnership, an Illinois limited partnership (hereinafter called "Landlord") and St. Leonard's Ministries, an Illinois not for profit corporation (hereinafter called "Tenant").

### WITNESSETH

**WHEREAS**, Landlord and Tenant are parties to that certain Lease dated December 19, 2011, as amended by the First Amendment to Lease dated as of July 6, 2012, as same may be amended from time to time (collectively, and as amended, the "Lease"), pursuant to which certain premises, described as follows, have been leased to Tenant: "Approximately 2,224 square feet (on the first floor) of, and the forthcoming outdoor brick patio adjacent to, the six-story building commonly known as the Viceroy Hotel and located at 1517-21 W. Warren Boulevard, Chicago, Illinois" (the "Premises"). The Premises are located within the real property and improvements more particularly described in Exhibit A, attached hereto and incorporated herein (the "Property");

**NOW THEREFORE**, in consideration of the above recitals, the covenants and conditions hereinafter contained, and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby mutually acknowledged, Landlord and Tenant agree as follows:

1. **RECITALS.** The recitals set forth above are incorporated herein and made a part hereof by this reference thereto.

2. **TERM.** The term of the Lease commences on the date Landlord delivers the Premises to Lessee and terminates on the earlier of (i) three (3) years from the issuance of the Certificate of Occupancy for the Premises, or (ii) December 31, 2015. The Lease contains six (6) two-year extension options, which options may be elected by the Tenant subject to the terms of the Lease. The term of the Lease, assuming all extension options are exercised, may be extended to

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the earlier of (i) the fifteenth anniversary of the date on which the Certificate of Occupancy was issued for the Premises, or (ii) December 31, 2027.

3. **NOTICE.** Any notice required under the Lease shall be delivered to the following addresses or to such other address designated by a respective party:

Landlord: Viceroy Hotel Limited Partnership  
c/o Viceroy GP, LLC  
208 S. LaSalle Street, Suite 1818  
Chicago, Illinois 60604  
Attention: President

Tenant: St. Leonard's Ministries  
2100 W. Warren Boulevard  
Chicago, Illinois 60612  
Attention: Executive Director

4. This Memorandum is not a complete summary of the terms of the Lease and its amendments. The terms of this Memorandum should not be used to interpret the Lease, and to the extent that there is an inconsistency between this Memorandum and the Lease, the terms of the Lease shall control. All capitalized terms herein shall have the meaning set forth in the Lease. This Memorandum may be executed in counterparts.

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IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease on the date written above.

**LANDLORD:**

**VICEROY HOTEL LIMITED PARTNERSHIP,  
an Illinois limited partnership**

By: Viceroy GP, LLC, an Illinois limited liability company, its general partner

By: Heartland Housing, Inc., an Illinois not for profit corporation, its Manager

By: Michael Goldberg  
Michael Goldberg, Executive Director

**TENANT:**

**ST. LEONARD'S MINISTRIES, an Illinois not for profit corporation**

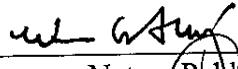
By: Robert Daugherty  
Robert Daugherty, Executive Director

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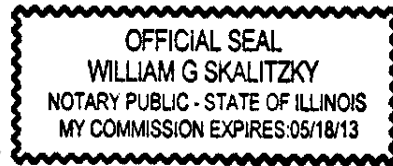
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

The undersigned, a Notary Public in and for said County in the State aforesaid, does hereby certify that Michael Goldberg, the Executive Director of Heartland Housing, Inc., which is the Manager of Viceroy GP, LLC, an Illinois limited liability company and the general partner ("General Partner") of Viceroy Hotel Limited Partnership, an Illinois limited partnership (the "Partnership"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act, and as the free and voluntary act of Heartland Housing, Inc. as Manager of the General Partner on behalf of the Partnership, all for the uses and purposes set forth therein.

Given under my hand and notarial seal on July 6, 2012.

  
\_\_\_\_\_  
Notary Public

(NOTARY SEAL)

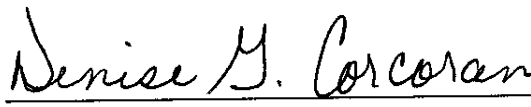


STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

The undersigned, a Notary Public in and for said County in the State aforesaid, does hereby certify that Robert Daugherty, the Executive Director of St. Leonard's Ministries (the "Corporation"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act, and as the free and voluntary act of the Corporation, all for the uses and purposes set forth therein.

Given under my hand and notarial seal on July 11, 2012.



  
\_\_\_\_\_  
Notary Public

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**EXHIBIT A**  
**Legal Description of the Property**

LOTS 6 THROUGH 13 IN LAFLIN AND MATHER'S SUBDIVISION OF THE NORTH PART OF BLOCK "D" IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOMETIMES CALLED BLOCK "D" IN WRIGHT'S ADDITION TO CHICAGO AND BEING IN THE SOUTH PART OF LOT 4 IN THE CIRCUIT COURT PARTITION OF THE SOUTHWEST QUARTER OF SECTION 8 AFORESAID, IN COOK COUNTY, ILLINOIS.

PINs: 17-08-332-005-0000  
17-08-332-006-0000  
17-08-332-007-0000

Commonly known as: 1517-1521 W. Warren Boulevard and  
28 North Ogden Avenue, Chicago, Illinois 60607