

UNOFFICIAL COPY



1304433113

Returned to/Prepared by:
Attn: Theresa Collins
O'Reilly Automotive Stores, Inc.
233 South Patterson
Springfield, MO 65802

Doc#: 1304433113 Fee: \$68.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/13/2013 01:51 PM Pg: 1 of 4

MEMORANDUM OF LEASE

Lease made and entered into on the 18th day of Nov, 2011.

1. Landlord: CAL-Partners, LLC – Series II, an Illinois Series Limited Liability Company, with principal offices at:
ATTN: Chris Ilekis, 1400 16th Street, Suite 175,
Oak Brook, IL 60523,
2. Tenant: O'Reilly Automotive Stores, Inc., with principal offices at:
233 S. Patterson, Springfield, MO 65802.
3. Leased premises located at 4000 East 106th Street, Chicago, IL.
4. Term of Lease: Lease shall be and is for a period of twenty (20) years, commencing on the earlier of: (i) first day of the first month after the receipt of the Certificate of Occupancy from the City of Chicago, Illinois or (ii) the date Tenant opens for business.
5. Extension Options: The Lease provides for four (4) extension options of five (5) years each. Tenant must give Landlord written notice of its intention to exercise extension options not less than one hundred eighty (180) days before the end of the initial term of this Lease and any properly exercised extension

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease this 18th day of Nov, 2011.

LANDLORD:
CAL-Partners, LLC – Series II
an Illinois Series Limited Liability Company

By: CHRIS ILEKIS
Its: MANAGER

TENANT:
O'Reilly Automotive Stores, Inc.
a Missouri Corporation

By: Ted F. Wise
Its: COO/Co-President

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BOX 333-CT

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Attn: Theresa Collins
O'Reilly Automotive Stores, Inc.
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5. Extension Options: The Lease provides for four (4) extension options of five (5) years each. Tenant must give Lessor written notice of its intention to exercise extension options not less than one hundred eighty (180) days before the end of the initial term of this Lease and any properly exercised extension.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease this 18th day of Nov, 2011.

LANDLORD:
CAL-Partners, LLC – Series II
an Illinois Series Limited Liability Company

TENANT:
O'Reilly Automotive Stores, Inc.
a Missouri Corporation

By: _____
Its: _____


By: Ted F. Wise
Its: COO/Co-President

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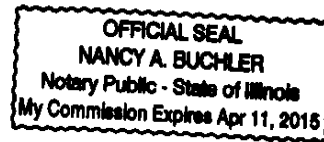
STATE OF IL)
)
COUNTY OF DuPage) ss

On the 9 day of November, 2011, before me, a notary public in and for said state, personally appeared Chris Hekeio, known to me to be the person who executed the within Memorandum of Lease and acknowledged to me that they executed the same for the purposes therein stated.

Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

April 11, 2015
My Commission Expires:

Nancy A Buchler
Notary Public



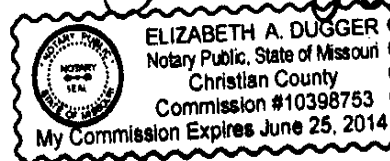
STATE OF MISSOURI)
)
COUNTY OF GREENE) ss

On the 18th day of November, 2011, before me, a notary public in and for said state, personally appeared **Ted F. Wise**, COO/Co-President of O'Reilly Automotive Stores, Inc., known to me to be the person who executed the within Memorandum of Lease on behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated.

Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

6/25/14
My Commission Expires:

Elizabeth A. Dugger
Notary Public



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EXHIBIT A
PROPERTY DESCRIPTION

PARCEL 1: LOTS 25 THROUGH 32 AND THE SOUTH 1/2 OF LOT 33, IN BLOCK 43 IN IRONWORKER'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 8, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTHWESTERLY AND SOUTHEASTERLY VACATED PUBLIC ALLEY, 20 FEET WIDE, LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOTS 25 AND 32 AND THE NORTHEASTERLY LINE OF THE SOUTH 1/2 OF LOT 33 AND LYING NORTHEASTERLY OF AND ADJOINING A LINE DRAWN FROM THE NORTHEASTERLY CORNER OF LOT 25 TO THE SOUTHEASTERLY CORNER OF LOT 32, ALL IN BLOCK 43 OF THE IRONWORKERS ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF FRACTIONAL SECTION 8, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL THAT PART OF THE EAST AND WEST VACATED PUBLIC ALLEY, 14 FEET WIDE, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 25 TO 31, BOTH INCLUSIVE, AND LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 32; WHICH LIES WESTERLY OF A LINE DRAWN FROM THE NORTHEASTERLY CORNER OF LOT 25 TO THE SOUTHEASTERLY CORNER OF LOT 32 AND WHICH LIES EAST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 31 TO THE SOUTHWEST CORNER OF LOT 32 (SAID LINE BEING THE EAST LINE OF SOUTH AVENUE "B"); ALL IN BLOCK 43 OF THE IRONWORKERS ADDITION TO SOUTH CHICAGO, AFORESAID.

PARCELS 1, 2 AND 3, TAKEN AS A TRACT, ARE ALSO DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A PORTION OF LOTS 25 THROUGH 33, INCLUSIVE, TOGETHER WITH ALL OF THE VACATED ALLEYS CONTAINED WITHIN THE DESCRIBED AREA, IN BLOCK 43 IN IRONWORKER'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF SAID SECTION 8 FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 31 IN SAID IRONWORKER'S ADDITION TO SOUTH CHICAGO; THENCE NORTH 33 DEGREES 27 MINUTES 28 SECONDS WEST, 169.50 FEET ALONG THE WEST LINE OF SAID LOTS 32 AND 33; THENCE NORTH 86 DEGREES 46 MINUTES 12 SECONDS EAST, 141.87 FEET TO THE EASTERLY LINE OF SAID VACATED ALLEY; THENCE SOUTH 42 DEGREES 35 MINUTES 21 SECONDS EAST, 219.34 FEET ALONG THE EASTERLY LINE OF SAID VACATED ALLEY TO THE NORTH LINE OF 106TH STREET; THENCE SOUTH 86 DEGREES 46 MINUTES 12 SECONDS WEST, 280.19 FEET ALONG SAID NORTH LINE OF 106TH STREET AND THE SOUTH LINE OF SAID LOTS 25 THROUGH 31 TO THE SOUTHWEST CORNER OF SAID LOT 31 AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4: EASEMENT OF INGRESS AND EGRESS TO 106TH STREET FOR THE BENEFIT OF PARCEL 1, 2 AND 3, AS CREATED BY THE DECLARATION OF RESTRICTIONS AND EASEMENT RECORDED AS DOCUMENT NUMBER _____.

Property Index Numbers:

26-08-408-015-0000	26-08-408-019-0000	
26-08-408-016-0000	26-08-408-020-0000	26-08-408-022-0000
26-08-408-0170000	26-08-408-021-0000	26-08-408-029-0000
26-08-408-018-0000		

THE NORTHEASTERLY HALF OF PARCEL 2 ONLY
IS ALSO AFFECTED BY THE FOLLOWING PINS:

26-08-408-003-0000
26-08-408-004-0000
26-08-408-005-0000
26-08-408-006-0000
26-08-408-007-0000

26-08-408-008-0000
26-08-408-009-0000
26-08-408-010-0000
26-08-408-011-0000
26-08-408-024-0000