

UNOFFICIAL COPY



Doc#: 1325919047 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/16/2013 12:39 PM Pg: 1 of 5

THIS SPACE FOR USE BY RECORDING OFFICIAL

Prepared by and mail after recording to:

Thomas E. Schoenheit, Esquire
Family Dollar Stores, Inc.
Post Office Box 1017
Charlotte, NC 28201-1017
Phone: (704) 847-6961

#7538 Melrose Park, IL

STATE OF ILLINOIS

MEMORANDUM FIRST AMENDMENT
TO LEASE AGREEMENT

COUNTY OF COOK

THIS MEMORANDUM OF FIRST AMENDMENT TO LEASE AGREEMENT ("Memorandum") is made and entered into this 6th day of September, 2013, by and between PULASKI PROPERTIES, LLC, an Illinois limited liability company ("Landlord"), and FAMILY DOLLAR, INC., a North Carolina corporation ("Tenant").

WITNESSETH:

In consideration of the mutual covenants contained in this Memorandum, to all of which Landlord and Tenant agree, Landlord demises to Tenant, and Tenant leases from Landlord, the following described premises situated on the southeast corner of the intersection of North 25th Avenue and Walton Street, and having a street address of 905 N. 25th Avenue, in the City of Melrose Park, County of Cook, State of Illinois, and being that property comprising approximately 7,676 (74'4" x 112'8") square feet ("Demised Premises"). The Demised Premises are more specifically described in the Lease and identified by Tenant as Store #7538. The Demised Premises are described on the legal description, attached hereto as Exhibit A, and are shown on Exhibit B - Site Plan, attached to the Lease and incorporated in this Memorandum by reference.



UNOFFICIAL COPY

TENANT WILL HAVE AND HOLD the Demised Premises for the remainder of the initial term, which has been extended to expire on the 31st day of December, 2021, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties dated June 30, 2006 ("Original Lease Agreement") as modified by Addendum to Lease Agreement dated July 11, 2006 and amended by First Amendment to Lease Agreement bearing even date herewith (the Original Lease Agreement, as modified and amended, is the "Lease"), which Lease is incorporated in this Memorandum by reference.

The Lease will be automatically extended, in accordance with the terms of the Lease one period at a time for five successive periods of five years each unless Tenant cancels the Lease. Landlord has granted and does grant Tenant, in accordance with the terms of the Lease, certain exclusive use rights with respect to its business in the Demised Premises.

Landlord's Address:

PULASKI PROPERTIES, LLC
c/o Weglarz Company
15255 South 94th Avenue, Suite 601
Orland Park, IL 60462

Tenant's Address:

Lease Administration Department
FAMILY DOLLAR, INC.
Post Office Box 1017
Charlotte, NC 28201-1017

This Memorandum amends that Short Form Lease recorded on October 4, 2006, Instrument # 0627717155, of the public records of Cook County, Illinois.

[Remaining page intentionally left Blank. Signature Pages Follow.]



UNOFFICIAL COPY

This Memorandum has been duly signed and sealed by the parties in manner and form provided by law.

WITNESSES:

LANDLORD
PULASKI PROPERTIES, LLC,
an Illinois limited liability company

Gail A. Strissel

Name: Gail A. Strissel

By: [Signature] (SEAL)
Name: Joy Maglarz
Title: Manager

Joyce Bryant
Name: Joyce Bryant

ATTEST:

TENANT
FAMILY DOLLAR, INC.,
a North Carolina corporation

Thomas E. Schoenheit
Thomas E. Schoenheit
Assistant Secretary

By: [Signature]
Jose M. Luis
Vice President
Real Estate Development

Property of Cook County Clerk's Office



UNOFFICIAL COPY

STATE OF ILLINOIS

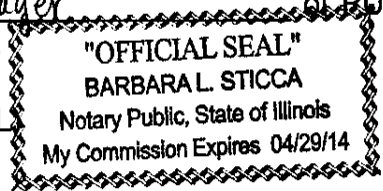
ACKNOWLEDGMENT

COUNTY OF Cook

This instrument was acknowledged before me on September 6, 2013 by Jon Weylarz as Manager of BULASKI PROPERTIES, LLC, an Illinois limited liability company.

Barbara L. Sticca
Notary Public

(SEAL)



STATE OF NORTH CAROLINA

ACKNOWLEDGMENT

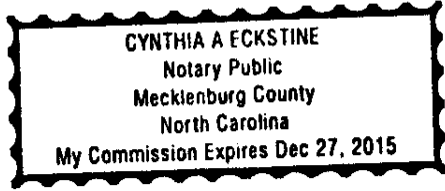
COUNTY OF MECKLENBURG

I, Cynthia A. Eckstine, a Notary Public in and for the aforesaid State and County, do hereby certify that ROBERT L. ROGERS and THOMAS E. SCHOENHEIT, Senior Vice President – Real Estate and Assistant Secretary, respectively, of FAMILY DOLLAR, INC., a North Carolina corporation, personally appeared before me this day and that by the authority duly given and as the act of the corporation, the foregoing instrument was signed and executed by them for the purposes therein expressed.

WITNESS my hand and notarial seal this the 6th day of September, 2013.

Cynthia A. Eckstine
Cynthia A. Eckstine
Notary Public

My Commission Expires:
December 27, 2015



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION:

LOTS 1, 2 AND 3, TAKEN AS A TRACT (EXCEPT THE EAST 95 FEET THEREOF), TOGETHER WITH ALL OF LOTS 4, 5, 6, 7 AND 8 IN BLOCK 152 IN MELROSE IN SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 15-03-340-004
15-03-340-018
15-03-340-019
15-03-340-020
15-03-340-022

Property of Cook County Clerk's Office