

UNOFFICIAL COPY

EXHIBIT A - MEMORANDUM OF LEASE



Recording requested by and mail to:
JETZ SERVICE CO., INC.
3750 N. CICERO AVENUE
CHICAGO, IL 60641

Doc#: 1335244069 Fee: \$42.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/18/2013 03:37 PM Pg: 1 of 2

THIS MEMORANDUM OF LEASE is entered on this 19th day of November, 2013 by and between 10025 Irving Park Condominium Association hereinafter referred to as "LESSOR"), and Jetz Service Co., Inc., (hereinafter referred to as "LESSEE"). Lessor by these premises does lease to Lessee, and Lessee does hereby accept the possession of the room or rooms described below and located on the real property and improvements consisting of 15 multi-housing units, located at 10025 Irving Park, Schiller Park, IL 60176. Lessor warrants and represents that only 0 units are plumbed with their own washer and/or dryer connections.

Lessor and Lessee have entered into an unrecorded lease containing the provisions included herein and certain additional provisions. The provisions of the unrecorded lease are incorporated herein by this reference. A copy of the unrecorded lease is available for inspection by persons having a legitimate interest in the Property from the Home Office of the Lessee located at 901 NE River Road, Topeka, Kansas 66616-1133.

- 1. Exclusive use and possession of the leased premises.** Lessor does hereby grant, convey and transfer to Lessee the exclusive use and possession of certain premises, described as encompassing approximately 225 square feet for its use as a laundry facility (hereinafter referred to as the "Leased Premises").
- 2. Term.** The term of this lease shall be for seven (7) year(s) from the date of final installation of Lessee's laundry equipment plus any applicable renewal provisions. The Lessee is hereby given a right of first refusal to meet any competitive bid(s) to continue providing laundry service, or, for the purchase of laundry equipment by Lessor or its agent to serve the property in which the leased property is located, if this lease is not renewed or expired.
- 3. Assignment or Transfer.** This lease shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, assigns or transferees.
- 4. Non-Competition Clause.** This lease contains a covenant by the Lessor not to compete, which is binding upon, and inure to the benefits of the heirs, administrators, successors, and assigned of Lessor.

STATE OF Illinois)
)ss
COUNTY Cook)

10025 Irving Park
Condominium Association LESSOR

BY Bruce L. Karbal Agent
Print Name Bruce L. Karbal

by Bruce L. Karbal as Agent This instrument was acknowledged before me on November 19th, 2013 of 10025 Irving Park Condominium Assoc.
My commission expires: 9/23/2017

OFFICIAL SEAL
SANDY S. WANG
NOTARY PUBLIC STATE OF ILLINOIS
Notary Public within and for said County and State

STATE OF Missouri)
)ss
COUNTY Clay)

JETZ SERVICE CO., INC. LESSEE
By Christopher S. Soumes
Print Name Christopher S. Soumes

by Christopher S. Soumes as Reg. Manager This instrument was acknowledged before me on November 26th, 2013 of Jetz Service Co., Inc.
My commission expires: 11/01/2015



JULIANNA MORENAS
My Commission Expires November 1, 2015
Clay County
Commission #11262683
Notary Public within and for said County and State
Julianna Morenas

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10025 W. IRVING PARK CONDOMINIUM
10025 W. IRVING PARK ✓
SCHILLER PARK, IL

PIN #: 12-16-311-039-0000 ✓

LEGAL DESCRIPTION:

LOTS 1, 2 AND LOT 3 (EXCEPT THE WEST 5 FEET THEREOF) IN BLOCK 1 IN VOLK BROTHERS HOME ADDITION TO SCHILLER PARK, BEING A SUBDIVISION OF LOTS 1 TO 11, INCLUSIVE, IN WEHRMAN'S ADDITION TO KOLZE, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF IRVING PARK BOULEVARD (EXCEPT THE SOUTH 417.42 FEET OF THE EAST 660.25 FEET THEREOF), IN COOK COUNTY, ILLINOIS. ✓

Property of Cook County Clerk's Office