

UNOFFICIAL COPY



1404919029

EXHIBIT A - MEMORANDUM OF LEASE

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

Doc#: 1404919029 Fee: \$42.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/18/2014 10:26 AM Pg: 1 of 2

THIS MEMORANDUM OF LEASE is entered on this 12th day of November, 2013 by and between Sarno Investment Properties, LLC - 10422 Major Ave LLC 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 5 multi-housing units, located at 10422 Major Avenue, Oak Lawn, IL 60453. Lessor warrants and represents that only 0 units are plumbed with their own washer and/or dryer connections.

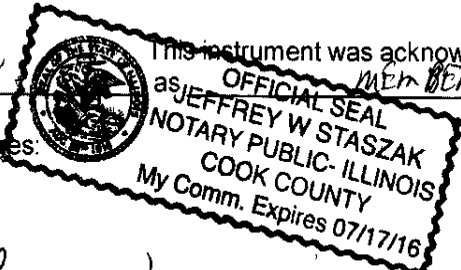
Lessor and Lessee have entered into an unrecorded lease containing the provisions included herein and certain additional provisions. The provisions of the unrecorded lease are incorporated herein by this reference. A copy of the unrecorded lease is available for inspection by persons having a legitimate 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 50 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 five (5) 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)

Sarno Investment Properties, LLC -
10422 Major Ave LLC LESSOR
BY [Signature]
Print Name JONATHAN BORKOWSKY

by JONATHAN BORKOWSKY
My commission expires:



This instrument was acknowledged before me on DECEMBER 2, 2013 as MEMBER of SARNO Properties.

[Signature]
Notary Public within and for said County and State

STATE OF MO)
)ss
COUNTY clay)

JETZ SERVICE CO, INC. LESSEE
BY [Signature]
Print Name Christopher J. Sommers

by Christopher J. Sommers
My commission expires:



MICHAEL D. MARTIN
My Commission Expires
October 9, 2015
Clay County
Commission #11419809

This instrument was acknowledged before me on December 12, 2013 as Regional Mgr of Jetz Service Company, Inc.
[Signature]
Notary Public within and for said County and State

S 4
P 2
S M
M 4
SC 4
E M
INT

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PIN #'S: 24-17-201-070-0000
 24-17-201-071-0000
 24-17-201-072-0000

10422 MAJOR AVENUE, OAK LAWN, IL 60453

LEGAL DESCRIPTION:

PARCEL 1:

LOT 10 IN LAKE LOUISE APARTMENTS 5TH AVENUE BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 57 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS AND AS SHOWN ON PLAT ATTACHED THERETO DATED OCTOBER 2, 1969, AND RECORDED OCTOBER 2, 1969 AS DOCUMENT 20976037 AND AMENDED BY THE INSTRUMENT RECORDED NOVEMBER 14, 1972, AS DOCUMENT NUMBER 24.8999 AND CREATED BY MORTGAGE FROM FIRST NATIONAL BANK OF EVERGREEN PARK KNOWN AS TRUST NUMBER 2871 TO LOOMIS SAVINGS AND LOAN ASSOCIATION DATED MARCH 20, 1973 AND RECORDED MARCH 30, 1973 AS DOCUMENT 22268245 AND CREATED BY WILLIAM E. FRENZO, JR. KNOWN AS TRUST NUMBER 401 TO THERESA DE VRIES DATED MARCH 20, 1973 AND RECORDED MAY 9, 1973 AS DOCUMENT 22317673 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office