

UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY
AND AFTER RECORDING
RETURN TO:

Gregg G. Rotter, Esq.
Rotter & Associates, Ltd.
2 North LaSalle Street
Suite 1200
Chicago, Illinois 60602



Doc#: 1407857101 Fee: \$48.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/19/2014 01:47 PM Pg: 1 of 6

317
4004943 5/18

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made as of March 11, 2014 by and between SJS MELROSE PROPERTIES, LLC, an Illinois Limited Liability Company, hereinafter called "Lessor", and Best Choi Corporation, hereinafter called "Lessee."

WITNESSETH, that Lessor has demised and leased to Lessee the premises situated in the City of Bellwood, County of Cook, Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

To have and to hold the same, unto Lessee, until November 5th, 2013

WITNESSETH, this MEMORANDUM OF LEASE is executed by and between Lessor and Lessee to memorialize the agreement between them and the rights, duties and obligations of each appertaining thereto.

The Loan secured by this lien was made under a United States Small Business Administration (SBA) nationwide program which uses tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulations:

a) When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law.

b) Secured Party or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Debtor or Guarantor may claim or assert against SBA any local or state law to deny any obligation of Debtor, or defeat any claim of SBA with respect to the Loan.

Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.

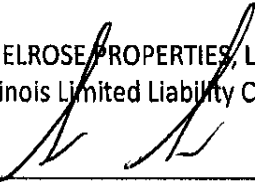
4

UNOFFICIAL COPY

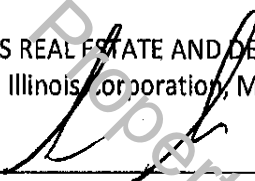
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the date first above written.

LESSOR:

SJS MELROSE PROPERTIES, LLC,
an Illinois Limited Liability Company

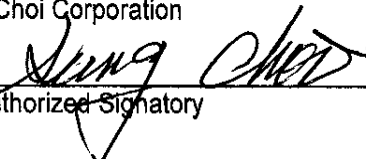
BY: 
Sam J. Scarlato, Managing member

BY: SJS REAL ESTATE AND DEVELOPMENT, INC.,
an Illinois Corporation, Managing Member

BY: 
Sam J. Scarlato, President and Secretary

LESSEE:

Best Choi Corporation

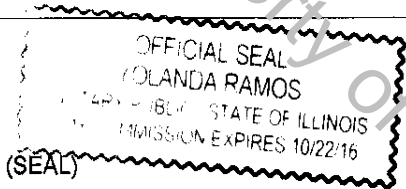
BY: 
Authorized Signatory

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK) SS

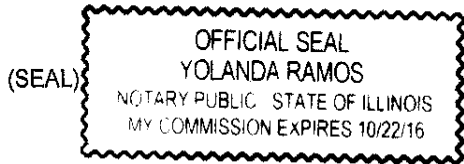
I, Yolanda Ramos, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on March 10, 2014, personally appeared before me, Sam J. Scarlato, Managing Member of SJS MELROSE PROPERTIES, LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.



Yolanda Ramos
Notary Public

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Yolanda Ramos, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on March 10, 2014, personally appeared before me, Sam J. Scarlato, President and Secretary of SJS REAL ESTATE DEVELOPMENT, INC., an Illinois Corporation, Managing Member of SJS MELROSE PROPERTIES, LLC, an Illinois Limited Liability Company personally known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.

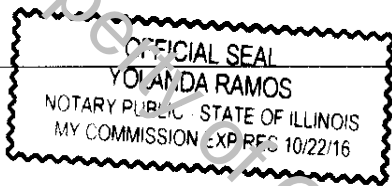


Yolanda Ramos
Notary Public

UNOFFICIAL COPY

STATE OF Illinois)
 COUNTY OF Cook) SS

I, Yolanda Ramos, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on March 10, 2014, personally appeared before me, Sung Choi for Best Choi Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged that he / she signed, sealed, and delivered the said instrument as his / her free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.



(SEAL)

Yolanda Ramos
 Notary Public

Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

COMMON ADDRESS: 601 S. 25th Ave., Bellwood, IL 60104

PIN 15-10-316-037, VOL. 161;
15-15-316-038, VOL. 161;
15-10-316-039, VOL. 161

LEGAL DESCRIPTION:

SEE ATTACHED LEGAL DESCRIPTION

Property of Cook County Clerk's Office



UNOFFICIAL COPY

A Policy Issuing Agent of Chicago Title Insurance Company

ALTA Commitment - Schedule A (continued)

File Number: 40011943

EXHIBIT "A"**PARCEL 1:**

LOTS 1, 7 AND 8 AND NORTH 90 FEET OF LOT 6 (EXCEPT THAT PART TAKEN FOR STREET AND PUBLIC RIGHT OF WAY) IN BLOCK 13 IN WILLIAM B. WAIRATHS SUBDIVISION OF PART OF THE WEST 17 CHAINS 2 LINKS OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 TO 5 IN CUMMINGS AND FOREMAN'S REAL ESTATE CORPORATION 7TH ADDITION TO GOLF CLUB SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 71, 72, 73 AND 74 IN CUMMINGS AND FOREMAN'S REAL ESTATE CORPORATION 6TH ADDITION TO GOLF CLUB SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

This commitment is invalid unless the insuring Provisions and Schedule A and B are attached.
pbutter 02/10/2014

ALTA Commitment - Schedule A Page 4

