

# 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#: 1408022066 Fee: \$42.25  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/21/2014 11:42 AM Pg: 1 of 2

THIS MEMORANDUM OF LEASE is entered on this 28th day of January, 2014 by and between 6787 West 159<sup>th</sup> Street, 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 4 multi-housing units, located at 12019 Kildare Avenue, Alsip, Illinois 60803. Lessor warrants and represents that only 0 units are plumbed with their own washer and/or dryer connections.

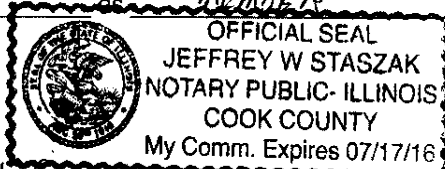
Lessor and Lessee have entered into an unrecorded lease containing the provisions included herein and certain additional provisions. The provisions of the unrecorded lease are incorporated herein by this reference. A copy of the unrecorded lease is available for inspection by persons having a legitimate 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 63 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 )

6787 West 159<sup>th</sup> Street, LLC LESSOR  
BY [Signature]  
JONATHAN BERIKOWSKY  
Print Name

by Jonathan Berikowsky as MEMBER of 6787 W 159<sup>th</sup> St, LLC This instrument was acknowledged before me on February 20, 2014



My commission expires: \_\_\_\_\_  
Notary Public within and for said County and State

STATE OF MISSOURI )  
 )ss  
COUNTY CLAY )

JETZ SERVICE CO., INC. LESSEE  
BY [Signature]  
Rescott Sales Mgr.  
Print Name

by Rescott Sales Mgr. as Jetz Service Co., Inc. This instrument was acknowledged before me on February 26<sup>th</sup>, 2014



My commission expires: 11/01/2015  
Notary Public within and for said County and State  
Julianna Morenas  
November 1, 2015  
Clay County  
Commission #11262683

S - 4  
P - 2  
S - 20  
M - 4  
SC - 4  
E - 2  
INTMP

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12019 S. KILDARE AVENUE, ALSIP, IL  
PIN #: 24-27-206-082-0000

LEGAL DESCRIPTION:

LOT 5 IN THE OAKS SUBDIVISION OF THE NORTH 724 FEET OF LOT 2 (EXCEPT THE NORTH 164 FEET OF THE EAST 98 FEET AND EXCEPT THE WEST 75 FEET OF THE NORTH 290.4 FEET OF LOT 2) IN BRAYTON FARMS SUBDIVISION OF THE NORTH ½ OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1917 AS DOCUMENT 6109342, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office