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PREPARED OUTSIDE OF ILLINOIS BY:

Laura A. Lo Bianco, Esq.
Fennemore Craig, P.C.
2394 E. Camelback Road, Suite 600
Phoenix, AZ 85016



RETURN TO:

SPIRIT MASTER FUNDING VI, LLC
16767 North Perimeter Drive, Suite 210
Scottsdale, Arizona 85260-1042
Attn: Caryn Benjamin

Doc#: 1409019176 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/31/2014 04:02 PM Pg: 1 of 5

Property Address:

23 W. North Avenue,
Northlake, IL 60164

P.I.N.: 15-06-217-005-000 (Cook County)

2 of 2
NCS 654354

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE this "Memorandum") is made this ~~28th~~ ^{28th} day of March, 2014, effective the ~~28th~~ day of March, 2014, by and between SPIRIT MASTER FUNDING VI, LLC, a Delaware limited liability company ("Landlord"), whose address is 16767 North Perimeter Drive, Suite 210, Scottsdale, Arizona 85260-1042, and FARMERS BEST NORTHLAKE, INC., an Illinois corporation ("Tenant") whose address is 23 W. North Avenue, Northlake, IL 60164.

The parties hereby confirm the following:

1. **Premises.** Pursuant to that certain Lease Agreement dated as of March ~~28th~~ ^{28th}, 2014 (the "Lease"), Landlord has leased to Tenant and Tenant has leased from Landlord, certain real property, including the property legally described on Exhibit A attached to this Memorandum and the improvements located thereon ("Premises").
2. **Term.** The Initial Term of the Lease has commenced as of the date of this Memorandum and will expire at midnight on March 31, 2034. The Term of the Lease may be extended by two (2) successive periods of ten (10) years each, in accordance with the applicable provisions of the Lease.
3. **Incorporation of Lease.** This Memorandum is for informational purposes only and nothing contained herein shall be deemed to, in any way, modify or otherwise affect any of the terms and conditions of the Lease, the terms of which are incorporated herein by reference. This instrument is a memorandum or short form of lease and is subject to all of the terms, provisions and conditions of the Lease. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail. A copy of the Lease is on file at the office of either Landlord or Tenant.

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4. **Binding Effect.** The covenants and restrictions contained in the Lease affecting the Premises, including without limitation those described above, shall run with the land and shall be binding upon Tenant, Landlord and their respective tenants, subtenants, successors and assigns.

5. **Counterparts.** This Agreement may be executed and acknowledged in multiple counterparts for the convenience of parties, which together will constitute one agreement and the counterpart signature and acknowledgement pages may be detached from the various counterparts and attached to one copy of this Agreement to simplify the recordation of this Agreement.

[Remainder of page intentionally left blank; signature page(s) to follow]

Property of Cook County Clerk's Office

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IN AGREEMENT, the parties hereto have caused this Memorandum to be duly executed as of the date first written above.

TENANT:

FARMERS BEST NORTHLAKE, INC.,
an Illinois corporation

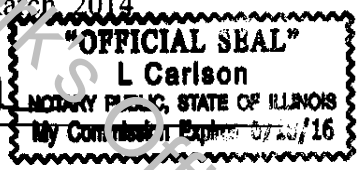
By: [Signature]
Name CHRIS MERIKAS
Title PRESIDENT

State of Illinois
County of COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that CHRIS MERIKAS, the President of FARMERS BEST NORTHLAKE, INC., an Illinois corporation, personally known to me to be the person holding such office in such corporation whose name is subscribed to the foregoing Memorandum, appeared before me this day in person and acknowledged that he/she signed and delivered said Memorandum as his/her free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26 day of March, 2014

[Signature]
Notary Public



My commission expires: 6/18/16

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LANDLORD:

SPIRIT MASTER FUNDING VI, LLC, a Delaware limited liability company

By: Spirit SPE Manager, LLC,
a Delaware limited liability company
Its: Manager

By: [Signature]
Name: **Mark Manheimer**
Title: Executive VP

State of Arizona

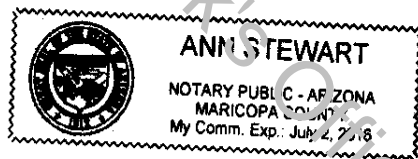
County of Maricopa

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Mark Manheimer the Executive VP of Spirit SPE Manager, LLC, a Delaware limited liability company, the Manager of SPIRIT MASTER FUNDING VI, LLC, a Delaware limited liability company, personally known to me to be the person holding such office in such company whose name is subscribed to the foregoing Memorandum, appeared before me this day in person and acknowledged that he/she signed and delivered said Memorandum as his/her free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26 day of March, 2014.

[Signature]
Notary Public

My commission expires: 9.2.2016



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EXHIBIT A TO MEMORANDUM OF LEASE

Street Address: 23 W. North Avenue, Northlake, IL

Legal Description:

PARCEL 1:

LOT 6 IN NORTHLAKE COMMONS SHOPPING CENTER, A SUBDIVISION OF PART OF "THE H.O. STONE NORTHLAKE ADDITION" BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RECORDED JULY 3, 1930 AS DOCUMENT 10697148 IN COOK COUNTY, ILLINOIS, WHICH RESUBDIVISION PLAT WAS RECORDED ON DECEMBER 21, 1995 AS DOCUMENT 95889918, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS CREATED BY RECIPROCAL EASEMENT AND OPERATION AGREEMENT ENTERED INTO BY NORTHLAKE DEVELOPMENT COMPANY, OFFICE DEPOT, INC., SERVICE MERCHANDISE COMPANY, AND PETSMART INC., DATED JUNE 14, 1995 AND RECORDED OCTOBER 10, 1995 AS DOCUMENT 95687795 OVER AND ACROSS THE LAND DESCRIBED THEREIN.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS CREATED BY RECIPROCAL EASEMENT AGREEMENT BETWEEN WALMART STORES, INC. AND NORTHLAKE DEVELOPMENT COMPANY DATED MAY 26, 1995 AND RECORDED AS DOCUMENT 95548027 OVER AND ACROSS THE LAND DESCRIBED THEREIN.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS CREATED BY EASEMENT GRANT FROM THE CITY OF NORTHLAKE TO NORTHLAKE DEVELOPMENT COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED MARCH 15, 1996 AND RECORDED APRIL 25, 1996 AS DOCUMENT 96310895 OVER AND ACROSS THE LAND DESCRIBED THEREIN.