



Doc#: 1424741131 Fee: \$50.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2014 03:09 PM Pg: 1 of 7

This instrument was prepared by:

Arnold Weinberg
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

File No. _____

Property of Cook County Clerk's Office

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made as of the 28th day of August, 2014, by and between **BRADFORD ORLAND PARK 2 LLC**, an Illinois limited liability company ("**Landlord**"), and **ROUNDY'S SUPERMARKETS, INC.**, a Wisconsin corporation ("**Tenant**").

Pursuant to a Lease dated December 13, 2013 by and between Landlord and Tenant, as amended by that certain First Amendment to Lease dated as of February 26, 2014 (as amended, the "**Lease**"), and incorporated herein by this reference, Landlord has leased to Tenant, commencing on the date set forth in Section 1(b) of the Lease ("**Commencement Date**") and ending on December 31st of the 20th Lease Year, the Leased Premises located in the Village of Orland Park, County of Cook, State of Illinois, which Leased Premises is legally described as set forth in **Exhibit A** attached hereto and made a part hereof. Landlord has also granted to Tenant the option to extend the term of the Lease for four (4) consecutive terms of five (5) years each upon the expiration of the initial term thereof.

It is understood that the purpose of this instrument is to create of record a leasehold estate, the terms and conditions of which, other than as the same are set forth herein, are contained in the Lease referred to above, which said Lease and any and all amendments thereto are, by this reference, made a part hereof the same as if fully rewritten herein.

Pursuant to Section 3(a) of the Lease, Tenant may use the building to be constructed on the Leased Premises for a retail grocery supermarket and/or liquor store having as its principal purpose the sale of food and related items, including, but not limited to, groceries, meats, produce, frozen foods, dairy products, fruit, liquor, beer, wine, soda, tobacco products, bakery goods, delicatessen items, pharmaceutical items, flowers and floral products, prepared foods, snack bar, and general merchandise now or hereafter offered for sale in competing retail grocery

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supermarkets, and/or for any other lawful retail purpose, except as otherwise set forth in the Lease. Landlord acknowledges that Tenant also has the right to install or cause to be installed an automated teller machine in such building.

This Memorandum of Lease may be executed in counterparts, all of which evidence only one agreement and only one of which need be produced for any purpose, which, when assembled and taken together, is to be regarded as a single agreement.

[SIGNATURE PAGE FOLLOWS]

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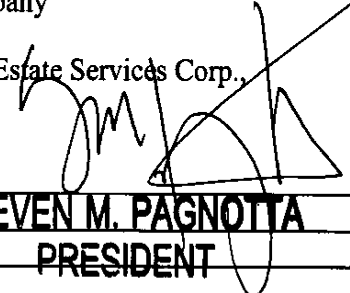
UNOFFICIAL COPY

IN WITNESS WHEREOF, this Memorandum of Lease has been executed as of the day and year first above written.

LANDLORD:

BRADFORD ORLAND PARK 2 LLC, an Illinois limited liability company

By: Bradford Real Estate Services Corp.,
its Manager



By: _____
Name: **STEVEN M. PAGNOTTA**
Its: **PRESIDENT**

TENANT:

ROUNDY'S SUPERMARKETS, INC., a Wisconsin corporation

By: _____
Name: _____
Its: _____

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IN WITNESS WHEREOF, this Memorandum of Lease has been executed as of the day and year first above written.

LANDLORD:

BRADFORD ORLAND PARK 2 LLC, an Illinois limited liability company

By: Bradford Real Estate Services Corp.,
its Manager

By: _____
Name: _____
Its: _____

TENANT:

ROUNDY'S SUPERMARKETS, INC., a Wisconsin corporation

By: Michael J. Turenski
Name: Michael Turenski
Its: cto

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS.

I, Ashley Lis, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEVEN PAINOTTA, as PRESIDENT of BRADKID REAL ESTATE, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____ of said limited liability company, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27 day of AUGUST, 2014.

Notary Public



STATE OF WISCONSIN)
)
COUNTY OF MILWAUKEE)

Personally came before me this _____ day of _____, 20____, the above-named _____ to me known to be the _____ of ROUNDY'S SUPERMARKETS, INC. and to me known to be the officer of said Corporation who executed the foregoing instrument and acknowledged the same as the deed of said Corporation.

Notary Public, State of Wisconsin

My Commission: _____

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STATE OF ILLINOIS)
)
COUNTY OF _____)

ss.

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, as _____ of _____, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____ of said limited liability company, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 20__.

Notary Public

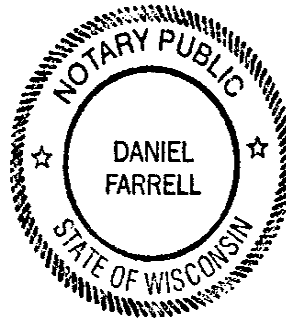
STATE OF WISCONSIN)
)
COUNTY OF MILWAUKEE)

ss.

Personally came before me this 27 day of August, 2014, the above-named Michael Trzemeski to me known to be the CFO of ROUNDY'S SUPERMARKETS, INC. and to me known to be the officer of said Corporation who executed the foregoing instrument and acknowledged the same as the deed of said Corporation.

Daniel Farrell
Daniel Farrell
Notary Public, State of Wisconsin

My Commission: 1-10-2016



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EXHIBIT A

LEGAL DESCRIPTION OF LEASED PREMISES

LOTS 9, 12, AND THE WESTERLY 99.59 FEET OF LOT 14 IN ORLAND PARK CROSSING, BEING A SUBDIVISION IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 2005, AS DOCUMENT NO. 0525845136, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF LOT 12 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 12; THENCE NORTH 00 DEGREES 09 MINUTES 38 SECONDS EAST 113.84 FEET TO A LINE WHICH IS THE NORTHWEST PROLONGATION OF THE WESTERLY LINE OF LOT 8 IN SAID SUBDIVISION; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID LINE, 8.46 FEET; THENCE SOUTH 00 DEGREES, 09 MINUTES 46 SECONDS EAST 107.85 FEET TO THE SOUTH LINE OF SAID LOT 12, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 6.61 FEET TO THE POINT OF BEGINNING).

PIN: 27-03-300-023
27-03-300-026
27-03-300-028

Common Addresses: 14131, 14201 and 14203 LaGrange Road, Orland Park, Illinois