



Doc#: 1432941091 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/25/2014 03:26 PM Pg: 1 of 7

②

Prepared by, recording requested by, and  
after recording return to:  
Attn: Susan B. Shelton  
The Portillo Restaurant Group  
2001 Spring Road, Suite 500  
Oak Brook, IL 60523

8964676

201446701

MEMORANDUM OF LEASE

This Memorandum of Lease is made and entered into as of November 24, by and between RICHPORT PROPERTY, LLC, an Illinois limited liability company ("Landlord") and PORTILLO'S HOT DOGS, LLC, a Delaware limited liability company ("Tenant"), who agree as follows:

1. Terms and Premises. Pursuant to that certain Master Lease Agreement (the "Lease"), dated as of November 24, 2014, between Landlord and Tenant, Landlord leases to Tenant and Tenant leases from Landlord that certain real property, together with all the improvements thereon and appurtenances thereunto belonging (the "Premises"), which legal description is attached hereto and incorporated herein as Exhibit "A" and commonly known as:

1500 Busse Highway  
Elk Grove, IL 60007

for a term of twenty years, commencing on November 24, 2014 and expiring on November 30, 2034. Tenant has six options to extend the term of the Lease for five years' each, all as more particularly set forth in the Lease.

2. Tenant has the right to mortgage its interests in the Lease subject to each and all of the terms, covenants, conditions and restrictions set forth in the Lease and

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to all rights and interests of Landlord therein, all as more particularly set forth in the Lease.

3. Tenant has no power to do any act or make any contract which may create or be the foundation for any lien, charge, mortgage or other encumbrance upon the estate or assets of Landlord or of any interest of Landlord in the Premises.

4. Tenant has a right of first offer to purchase all or any portion of the Premises in accordance with the terms and provisions provided in the Lease.

5. Purpose of Memorandum of Lease. This Memorandum of Lease is prepared for the purpose of recordation and does not modify the provisions of the Lease. The Lease is incorporated herein by reference. If there are any conflicts between the Lease and this Memorandum of Lease, the provisions of the Lease shall prevail. The rights and obligations set forth herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

[Signatures on Following Page]

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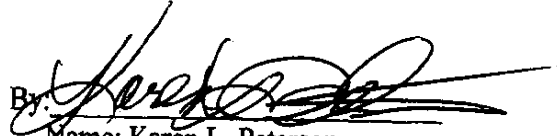
LANDLORD:

TENANT:

RICHPORT PROPERTY, LLC,  
an Illinois limited liability company

PORTILLO'S HOT DOGS, LLC  
a Delaware limited liability company

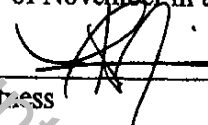
By: \_\_\_\_\_  
Name: Richard J. Portillo  
Title: President

By:   
Name: Karen L. Peterson  
Title: Vice President, Chief Financial  
Officer and Treasurer

Signed, sealed, and delivered this \_\_\_\_\_  
day of November in the presence of:

Signed, sealed, and delivered this 17<sup>th</sup>  
day of November in the presence of:

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness

# UNOFFICIAL COPY

LANDLORD:

TENANT:

RICHPORT PROPERTY, LLC,  
an Illinois limited liability company


PORTILLO'S HOT DOGS, LLC  
a Delaware limited liability company

By:   
Name: Richard F. Portillo  
Title: President

By: \_\_\_\_\_  
Name: Karen L. Peterson  
Title: Vice President, Chief Financial  
Officer and Treasurer

Signed, sealed, and delivered this 17  
day of November in the presence of:

Signed, sealed, and delivered this \_\_\_\_\_  
day of November in the presence of:

  
Witness

\_\_\_\_\_  
Witness

  
Witness

\_\_\_\_\_  
Witness

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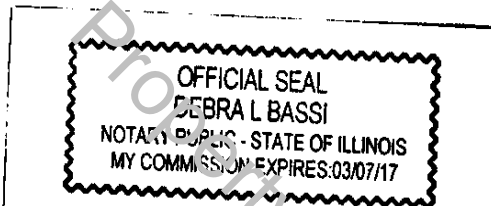
STATE OF ILLINOIS )  
 ) ss.:  
COUNTY OF DUPAGE )

Before me, the undersigned Notary Public of the state and county aforesaid, the foregoing was acknowledged by Karen L. Peterson, the Vice President, Chief Financial Officer and Treasurer of Portillo's Hot Dogs, LLC.

WITNESS my hand and seal this 1<sup>st</sup> day of November, 2014.

Debra L. Bassi  
Notary Public

My commission expires: 03/07/17



STATE OF ILLINOIS )  
 ) ss.:  
COUNTY OF DUPAGE )

Before me, the undersigned Notary Public of the state and county aforesaid, the foregoing was acknowledged by Richard J. Portillo, the President of Richport Property, LLC.

WITNESS my hand and seal this \_\_\_ day of November, 2014.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss.:  
COUNTY OF DUPAGE )

Before me, the undersigned Notary Public of the state and county aforesaid, the foregoing was acknowledged by Karen L. Peterson, the Vice President, Chief Financial Officer and Treasurer of Portillo's Hot Dogs, LLC.

WITNESS my hand and seal this \_\_\_ day of November, 2014.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

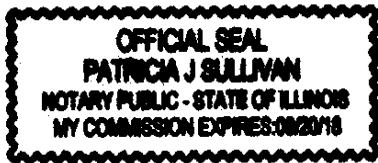
STATE OF ILLINOIS )  
 ) ss.:  
COUNTY OF DUPAGE )

Before me, the undersigned Notary Public of the state and county aforesaid, the foregoing was acknowledged by Richard J. Portillo, the President of Richport Property, LLC.

WITNESS my hand and seal this 17 day of November, 2014.

Patricia J. Sullivan  
Notary Public

My commission expires: 8/20/18



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## EXHIBIT A

PARCEL 1: LOT 290 IN CENTEX INDUSTRIAL PARK UNIT NUMBER 170, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1972 AS DOCUMENT NUMBER 22020085, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 10 FEET OF LOT 346 AND ALL OF LOT 347 IN CENTEX INDUSTRIAL PARK UNIT 212, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 2, 1977 AS DOCUMENT NUMBER 24089602, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT "A" IN CENTEX INDUSTRIAL PARK UNIT 170, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1972 AS DOCUMENT NUMBER 22020085, IN COOK COUNTY, ILLINOIS.

P110#5

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