

# UNOFFICIAL COPY



Doc#: 1512519138 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/05/2015 03:40 PM Pg: 1 of 6

## THIS SPACE FOR USE BY RECORDING OFFICIAL

Prepared by and mailed after recording to:

Thomas E. Schoenheit, Esquire  
Family Dollar Stores, Inc.  
Post Office Box 1017  
Charlotte, NC 28201-1017  
Phone: (704) 847-6961

Lyons#703944

STATE OF ILLINOIS

SHORT FORM LEASE

COUNTY OF COOK

THIS LEASE AGREEMENT ("Lease") is made and entered into this 19th day of February, 2013, by and between CBKK LYONS, LLC, an Illinois limited liability company ("Landlord"), and FAMILY DOLLAR, INC., a North Carolina corporation ("Tenant").

## WITNESSETH

In consideration of the covenants set forth in this Lease, to all of which Landlord and Tenant agree, Landlord demises to Tenant, and Tenant leases from Landlord that certain property, building and other improvements described below that are situated on the western side of 1st Avenue (State Road 171), approximately 150 feet south of its intersection with Ogden Avenue, in the City of Lyons, County of Cook, State of Illinois. The irregularly shaped property fronts approximately 200 feet on 1st Avenue (State Road 171) and extends approximately 160 feet along to the rear as shown on Exhibit A - Site Plan. The property includes a building that contains 13,599 (108' x 125' irregular) square feet and the paved, marked, lighted parking, service and access areas shown on Exhibit A - Site Plan. The property, building and other improvements are the "Demised Premises." The Demised Premises is outlined by a bold black line on Exhibit A - Site Plan.

Landlord grants to Tenant, its employees, customers and other invitees, including personnel operating eighteen-wheel tractor-trailer vehicles making deliveries to the Demised Premises, the non-exclusive right and easement throughout the term of this Lease to use the driveways on the adjacent property shown on Exhibit A - Site Plan for ingress and egress to and from the Demised Premises to Fern Avenue and Ogden Avenue.



CCRD REVIEWER

Lyons, IL #703944

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Tenant will have and hold the Demised Premises for an initial term ending on the 30th day of September, 2018, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties and bearing even date herewith (the "Lease"), which Lease is incorporated herein by reference. The Lease will be automatically extended, in accordance with the terms of the Lease, one period at a time, for four (4) successive periods of five (5) years each unless Tenant cancels the Lease. The Tenant has been and is hereby granted, in accordance with the terms of the Lease, certain exclusive use rights with respect to its business in the Demised Premises.

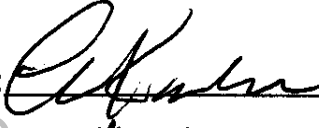
Landlord's Address:  
CBKK LYONS, LLC  
3909 West 140<sup>th</sup> Drive  
Leawood, KS 66224

Tenant's Address:  
FAMILY DOLLAR, INC.  
Post Office Box 1017  
Charlotte, North Carolina 28201-1017  
Attn: Lease Administration Department

Witnesses:

LANDLORD  
CBKK LYONS, LLC

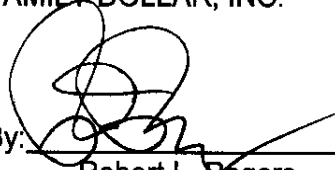
  
\_\_\_\_\_  
\_\_\_\_\_

By:   
Title: MANAGER

ATTEST:

TENANT  
FAMILY DOLLAR, INC.

  
Thomas E. Schoenheit  
Assistant Secretary

By:   
Robert L. Rogers  
Vice President  
Real Estate Development



Lyons, IL #703944

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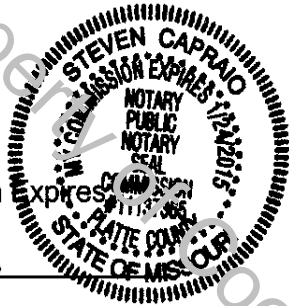
STATE OF ~~ILLINOIS~~ MISSOURI

NOTARY

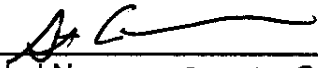
COUNTY OF ~~COOK~~ PLATTE

I, STEVEN CAPRAIO, a Notary Public in and for the aforesaid State and County, do hereby certify that CHRIS KAMBERIS personally appeared before me this day and that by the authority duly given and on behalf of CBKK LYONS, LLC the foregoing instrument was signed and executed by him for the purposes therein expressed.

WITNESS my hand and notarial seal this the 27<sup>th</sup> day of February, 2013.



My Commission expires  
1/24/2015

  
Printed Name: STEVEN CAPRAIO  
Notary Public


STATE OF NORTH CAROLINA

NOTARY

COUNTY OF MECKLENBURG

I, Darnell A. Stallings, a Notary Public in and for the aforesaid State and County, do hereby certify that ROBERT L. ROGERS and THOMAS E. SCHOENHEIT, Vice President-Real Estate Development and Assistant Secretary, respectively, of FAMILY DOLLAR, INC., personally appeared before me this day and that by the authority duly given and as the act of the corporation, the foregoing instrument was signed and executed by them for the purposes therein expressed.

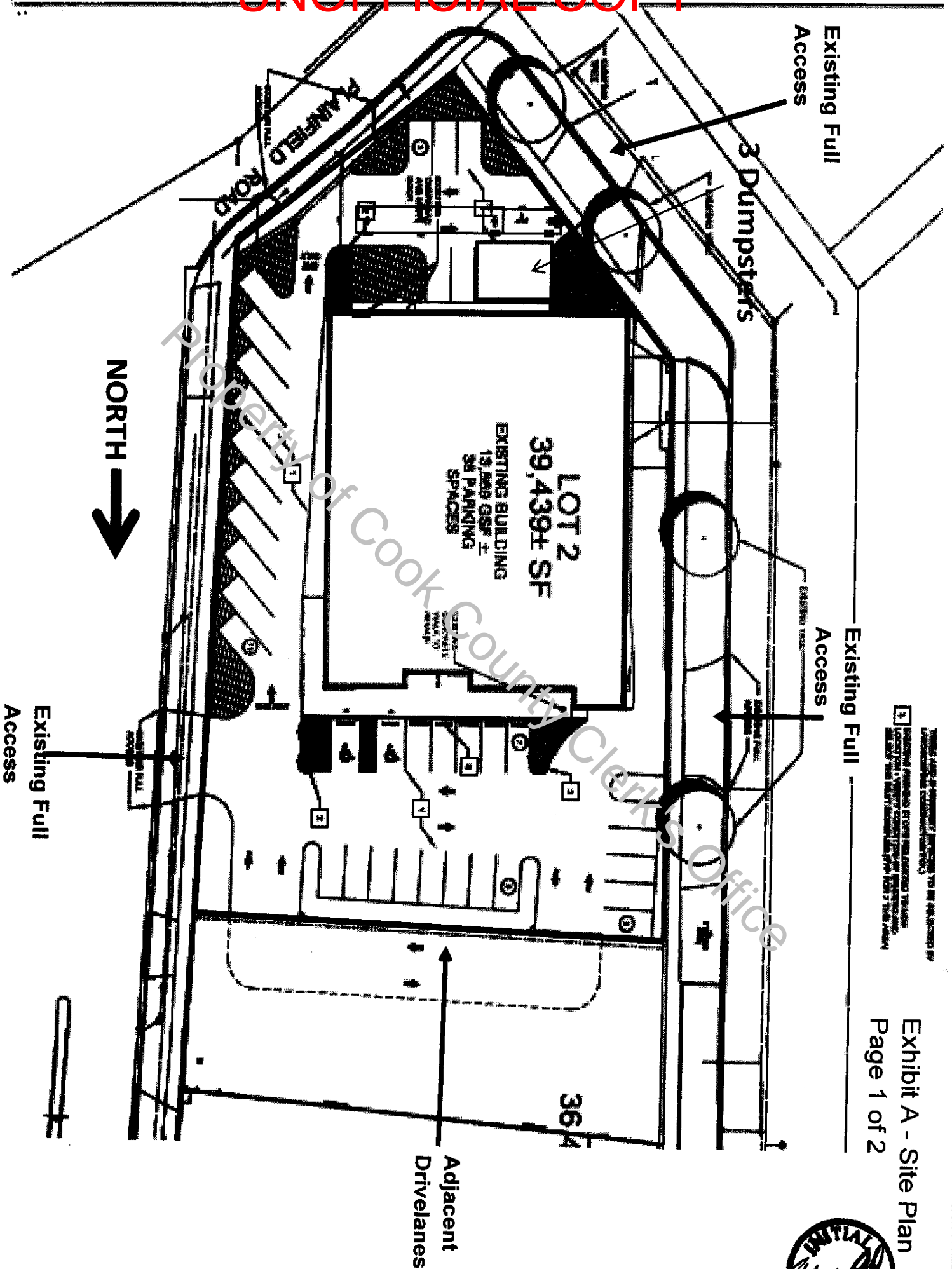
WITNESS my hand and notarial seal this the 19th day of February, 2013.

  
Darnell A. Stallings  
Notary Public

My Commission Expires:  
August 8, 2014



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THIS PLAN IS PREPARED FOR THE ARCHITECT BY THE ARCHITECT FOR THE ARCHITECT'S CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE ARCHITECT'S CLIENT. THE ARCHITECT'S CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE ARCHITECT'S CLIENT.

Exhibit A - Site Plan  
Page 1 of 2

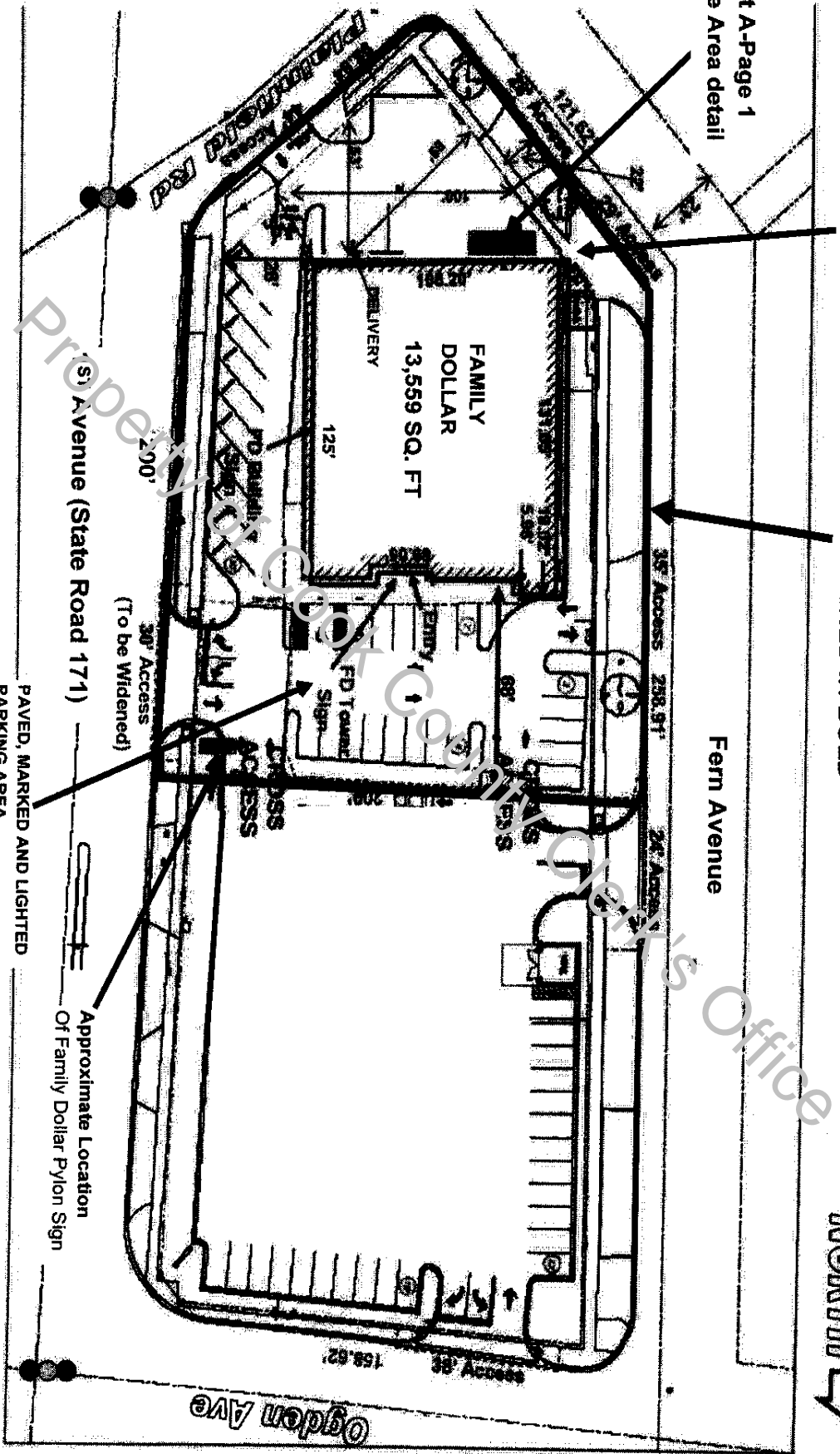


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PAVED AND LIGHTED SERVICE AND ACCESS AREA

DEMISED PREMISES IS OUTLINED IN BOLD

See Exhibit A-Page 1 For Service Area detail



This 2nd page of Exhibit A is intended to show the relationship of the Demised Premises to the Adjacent Property and Ogdon Avenue. There is a building on the Adjacent Property that is not shown and access to Ogdon Avenue may not be exactly as shown if the Adjacent Property is re-developed.

Exhibit A - Site Plan  
Page 2



Approved 703944  
11/14/11 LYON S, ILL

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## SCHEDULE A

PROPERTY INDEX NUMBERS: 18-02-113-008-0000; 18-02-113-010-0000; 18-02-113-011-0000; 18-02-113-012-0000; 18-02-113-013-0000; 18-02-113-015-0000; 18-02-113-018-0000

Property Address: 4146 S. 1<sup>st</sup> Ave., Lyons, IL 60534

PARCEL 1: LOTS 31 AND 32 (EXCEPT THE NORTHERLY 3.9 FEET THEREOF) IN OGDEN AND PLAINFIELD ROAD SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 23 AND THAT PART OF LOTS 24, 25 AND 26 THAT LIES WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 26 SAID POINT BEING 14.06 FEET EASTERLY (AS MEASURED ON THE NORTHWESTERLY LINE OF LOT 26); FROM THE NORTHWEST CORNER OF LOT 26; THENCE SOUTH ON A STRAIGHT LINE 157.62 FEET TO A POINT 25 FEET EASTERLY (AS MEASURED ON THE SOUTHEASTERLY LINE OF LOT 24) OF THE SOUTHWEST CORNER OF LOT 24 ALL IN OGDEN AND PLAINFIELD ROAD SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL THE EASTERLY AND WESTERLY 16 FOOT VACATED ALLEY, SAID ALLEY VACATED BY DOCUMENT NUMBER 17841079 RECORDED APRIL 28, 1960 AND DATED APRIL 19, 1960 LYING SOUTHERLY OF AND ADJOINING LOT 31 AND NORTHERLY OF AND ADJOINING LOTS 23 TO 26 BOTH INCLUSIVE, AND LYING WESTERLY OF THE WEST LINE OF LAND CONVEYED TO THE COUNTY OF COOK IN DOCUMENT NUMBER 11934103 AND LYING EASTERLY OF THE EAST LINE OF FERN AVENUE AS DEDICATED BY PLAT OF SUBDIVISION, ALL IN OGDEN AND PLAINFIELD ROAD SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, RECORDED SEPTEMBER 15, 1923 AS DOCUMENT NUMBER 8104900, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE WEST 1/2 OF THE NORTH AND SOUTH 16 FOOT VACATED ALLEY, SAID ALLEY VACATED BY DOCUMENT NUMBER 17202237 RECORDED MAY 12, 1958 LYING EAST OF AND ADJOINING LOTS 31 AND 32, LYING SOUTH OF THE SOUTH LINE OF THE NORTH 3.9 FEET OF LOT 32 EXTENDED EAST AND LYING NORTHWESTERLY OF A LINE BEGINNING AT THE SOUTHWEST CORNER OF LOT 31; THENCE NORTHEASTERLY OF THE SOUTHWEST CORNER OF LOT 30 ALL IN OGDEN AND PLAINFIELD ROAD SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.