

UNOFFICIAL COPY



1513834030

EXHIBIT A - MEMORANDUM OF LEASE

Recording requested by and mail to:
JETZ SERVICE CO., INC.
3750 N. CICERO AVENUE
CHICAGO, IL 60641

Doc#: 1513834030 Fee: \$42.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/18/2015 09:39 AM Pg: 1 of 2

THIS MEMORANDUM OF LEASE is entered on this 27th day of March, 2015 by and between Benchmark Sherway Towers Associates, L.P. 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 180 multi-housing units, located at 4225 N. Sheridan Road Chicago, IL 60613. 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 550 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 eight (8) year(s) from the date of final installation of Lessee's laundry equipment plus any applicable renewal provisions.
- 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 New York)
)ss
COUNTY Erie)

Benchmark Sherway Tower Associates, L.P. LESSOR

BY [Signature]
Print Name Jeffrey A. Withee
Vice President & its General Partner

by Jeffrey A. Withee as Vice President This instrument was acknowledged before me on 3/27 of March 2015 of Benchmark Sherway Towers Property Inc.
My commission expires: 7/7/15

DEBORAH M. SUIZ
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
My Commission Expires July 7, 2015

[Signature]
Notary Public within and for said County and State

STATE OF IL)
)ss
COUNTY COOK)

JETZ SERVICE CO., INC. LESSEE

BY [Signature]
Print Name Christopher J Bowling

by Christopher J Bowling as Account Representative of Jetz Service Co., Inc. This instrument was acknowledged before me on April 23, 2015

My commission expires:
4-9-2016

JETZ SERVICE CO., INC.
3750 N. Cicero Avenue
Chicago, IL 60641

Prepared by and returned to

[Signature]
Notary Public within and for said County and State

[Handwritten initials and marks]

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ADDRESS: 4225 N. SHERIDAN ROAD, CHICAGO, ILLINOIS

PIN: 14-17-408-005-0000

LEGAL DESCRIPTION:

LOT 5 (EXCEPT THEREFROM THE WEST 7 FEET THEREOF TAKEN FOR WIDENING OF NORTH SHERIDAN ROAD) IN BLOCK 1 IN BUENA PARK SUBDIVISION OF THE EAST ½ OF THE SOUTH EAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

LOTS 1 AND 2 IN RESUBDIVISION OF LOT 4 IN BLOCK 1 IN BUENA PARK A SUBDIVISION IN THE SOUTH EAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF LOT 4 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID LOT 4, 17.55 FEET; THENCE SOUTHWESTERLY 38.79 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 4 42.64 FEET WEST OF SAID SOUTH EAST CORNER OF SAID LOT 4; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 4, 42.64 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT THE WEST 7 FEET TAKEN FOR A STREET), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office