

# UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY  
AND AFTER RECORDING  
RETURN TO:

Gregg G. Rotter, Esq.  
Rotter & Associates, Ltd.  
2 North LaSalle Street  
Suite 1200  
Chicago, Illinois 60602



Doc#: 1514813076 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/28/2015 01:45 PM Pg: 1 of 5

⑫ CMT # 14-0229

Property of Cook County Clerk's Office

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

## MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE made as of May 22, 2015, by and between 1634 W CHICAGO LLC, an Illinois Limited Liability Company "Lessor", and Carbon on Chicago LLC, an Illinois Limited Liability Company, hereinafter called "Lessee."

WITNESSETH, that Lessor has demised and leased to Lessee the premises situated in the City of Chicago, County of Cook, State of Illinois, to wit:

### SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

To have and to hold the same, unto Lessee, from January 1<sup>st</sup>, 2007 until January 1, 2500.

WITNESSETH, this MEMORANDUM OF LEASE is executed by and between Lessor and Lessee to memorialize the agreement between them and the rights, duties and obligations of each appertaining thereto.

The Loan secured by this lien was made under a United States Small Business Administration (SBA) nationwide program which uses tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulations:

a) When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law.

b) Secured Party or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Debtor or Guarantor may claim or assert against SBA any local or state law to deny any obligation of Debtor, or defeat any claim of SBA with respect to the Loan.

Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.


CCRD REVIEWER 

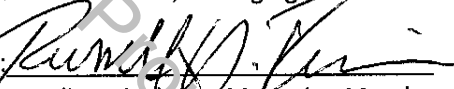
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IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the date first above written.

**LESSOR:**

1634 W CHICAGO LLC, an Illinois Limited Liability Company

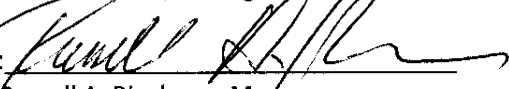
BY:   
John P. Falduto, Managing Member

BY:   
Russell A. Ricobene, Managing Member

**LESSEE:**

Carbon on Chicago LLC, an Illinois Limited Liability Company

BY:   
John P. Falduto, Manager

BY:   
Russell A. Ricobene, Manager

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## EXHIBIT A

### LEGAL DESCRIPTION

COMMON ADDRESS: 1634 W. Chicago Ave., Chicago, IL 60622 and 810 North Marshfield, Chicago, IL 60622

PIN 17-06-439-024-0000

#### LEGAL DESCRIPTION:

THE EAST 1/2 OF LOT 5 IN BLOCK 23 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE EAST 1/4 OF LOT 5 TAKEN FOR WIDENING CHICAGO AVENUE) IN COOK COUNTY, ILLINOIS.

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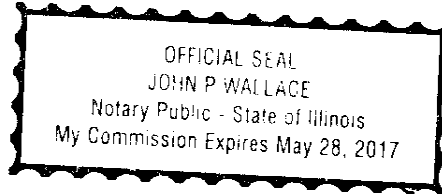
STATE OF Illinois )  
COUNTY OF Cook ) SS

I, JOHN P. WALLACE, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on May 22, 2015, personally appeared before me, John P. Falduto, Managing Member of 1634 W CHICAGO LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.

John P. Wallace  
Notary Public

(SEAL)

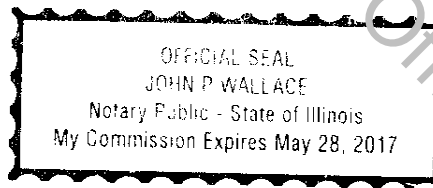
STATE OF Illinois )  
COUNTY OF Cook ) SS



I, JOHN P. WALLACE, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on May 22, 2015, personally appeared before me, Russell A. Ricobene, Managing Member of 1634 W CHICAGO LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.

John P. Wallace  
Notary Public

(SEAL)



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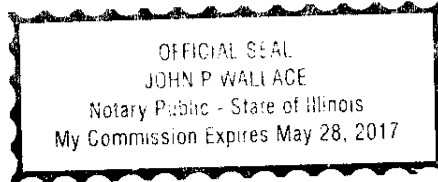
STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

I, John P. Wallace, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on May 22, 2015, personally appeared before me, John P. Falduto, Manager of Carbon on Chicago LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.

John P. Wallace  
Notary Public

(SEAL)

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )



I, John P. Wallace, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on May 22, 2015, personally appeared before me, Russell A. Ricobene, Manager of Carbon on Chicago LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.

John P. Wallace  
Notary Public

(SEAL)

