

# UNOFFICIAL COPY



This instrument prepared by and after recording return to:

Thomas G. Moffitt  
Stahl Cowen Crowley Addis LLC  
55 West Monroe Street, Suite 1200  
Chicago, Illinois 60603

Doc# 1704713040 Fee \$52.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/16/2017 11:39 AM PG: 1 OF 8

## MEMORANDUM OF LEASE

This Memorandum of Lease ("**Memorandum**"), dated as of February 16, 2017, is entered into by Chicago Title Land Trust Company, not personally but as Trustee under Trust Agreement dated August 15, 2002 and known as Trust number 74-3226 ("**Landlord**"), and Vincent Rizzo ("**Tenant**").

1. **Grant of Lease, Term.** This Memorandum memorializes that Landlord has leased to Tenant and Tenant has leased from Landlord that certain premises more particularly described on Exhibit A attached hereto and incorporated herein (the "**Premises**") pursuant to that certain Lease dated June 5, 2013, by and between Landlord and Tenant (the "**Lease**"). Certain terms of the Lease are as follows:

- a. The Commencement Date of the Lease was May \_\_\_\_, 2013.
- b. The Termination Date of the Lease is April 30, 2018.
- c. The Permitted Use of the Premises is: Parking lot, car sales, Hertz Rent-A-Car franchise, Penske Truck Rental franchise (or other car/truck rental franchises) office building and any other uses incidental hereto. Any construction of building(s) shall be for single tenant usage, not for multiple unrelated tenant rentals such as stores or offices.
- d. Tenant may sublet the Premises or any part without Landlord's prior written approval so long the sublease is in furtherance of the Permitted Use stated in Section 1(c) above. However, only a novation shall operate to relieve Tenant from primary liability for the performance of Tenant's obligations under the Lease.
- e. Landlord has granted to Tenant an option to purchase the Premises for a purchase price as provided in the Lease at any time during the five year term of the Lease, on not less than ninety (90) days prior written notice.
- f. All other terms, conditions and provisions of the Lease remain in full force and effect.

2. **Purpose.** This Memorandum is prepared for the purpose of recordation only and in no way modifies the provisions of the Lease. All of the terms, conditions, provisions and

# UNOFFICIAL COPY

covenants of the Lease are incorporated in this Memorandum by reference as if set forth fully herein. In the event of any inconsistency between the provisions of this Memorandum and those of the Lease, the provisions of the Lease shall control. Copies of the Lease are held by both Landlord and Tenant at their respective addresses set forth in Section 5 below.

3. **Counterparts.** This Memorandum may be signed in counterparts by Landlord and Tenant, each of which shall be deemed an original, but both of which together shall constitute one and the same instrument.

4. **Headings.** The headings in this Memorandum are for convenience only and shall not be used in interpreting any of the provisions of this Memorandum.

5. **Notices.** The addresses of Landlord and Tenant, respectively, for notice purposes under the Lease are as follows, subject to modification as provided in the Lease:

**Landlord:**

P. O. Box 8469 Northfield, Illinois 60093 (for Mailing)  
4849 W. Irving Park Chicago, Illinois 60641 (for Personal Notice)

**Tenant:**

Vincent D. Rizzo  
2340 N. DeCook Court  
Park Ridge, Illinois 60068

[THE BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK;  
SIGNATURE PAGE FOLLOWS]

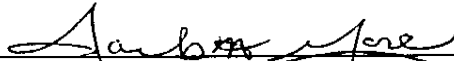
# UNOFFICIAL COPY

ATTACHMENT-MEMORANDUM OF LEASE

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum effective as of the date first written above.

**LANDLORD:**

**Chicago Title Land Trust Company, not personally but as Trustee under Trust Agreement dated August 15, 2002 and known as Trust number 74-3226**

By:   
Name: Jack H. Gore  
Title: Authorized Signatory for beneficiary with sole power of direction.

**TENANT:**

\_\_\_\_\_  
**Vincent D. Rizzo**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum effective as of the date first written above.

**LANDLORD:**

**Chicago Title Land Trust Company, not personally but as Trustee under Trust Agreement dated August 15, 2002 and known as Trust number 74-3226**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**TENANT:**

\_\_\_\_\_  
**Vincent D. Rizzo**

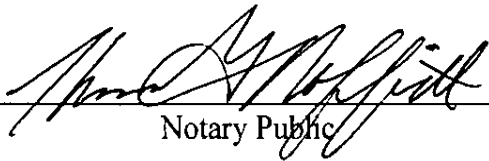
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

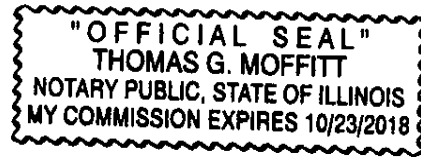
STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Vincent D. Rizzo**, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 16<sup>th</sup> day of February 2017.

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

My Commission Expires: 10/23/18



Property of Cook County Clerk's Office

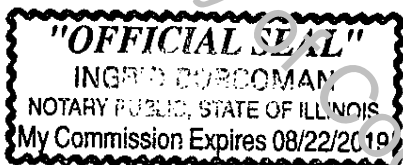
# UNOFFICIAL COPY

ATTACHMENT-MEMORANDUM OF LEASE

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jack H. Gore, personally known to me to be the signatory for the beneficiary with sole power of direction of Chicago Title Land Trust Company, as Trustee under Trust Agreement dated August 15, 2002 and known as Trust number 74-3226, and to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such authorized signatory he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said beneficiary, for the uses and purposes therein set forth.

21<sup>st</sup> day of February 2017.



Stamp

*Ingrid Burcoman*  
\_\_\_\_\_  
Notary Public

**EXHIBIT A**

**LEGAL DESCRIPTION**

(see attached)

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

(see attached)

[REDACTED]

[REDACTED]

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

Lots 1, 2, 3, 4 and 5 (except that part taken for widening Western Avenue) in William Zelosky's subdivision of Block 10 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, (Except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the east 1/2 of the Southeast 1/4) in Cook County, Illinois.

PINs: 14-19-108-001-0000  
14-19-108-002-0000  
14-19-108-003-0000

Common Address: 3845 North Western Avenue, Chicago, IL 60618