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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/29/2017 12:44 PM PG: 1 OF 4

After Recording Return To:

Acme Refining Company

804 Lakeview Ln.

Burr Ridge, Illinois 60527

*Call Acme
17003055 LFE
acc fee
only.*

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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (the "Memorandum") is made and entered into as of the first (1st) day of March, 2017 (the "Effective Date") between ACME REFINING COMPANY, an Illinois corporation (the "Landlord"), BRIDGEPORT SCRAP METAL LLC, an Illinois limited liability company (the "Tenant"), and MARYD'AMICO BARON MARCH 1 2000 REV TRUST (the "Lender") for the property commonly known as 3802 S. Racine Avenue, Chicago, Illinois 60609. The Landlord, Tenant, and Lender may be referred to individually as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the Landlord and Tenant have previously entered into a Commercial Lease Agreement dated February 1, 2016 for the Property (the "Lease");

WHEREAS, the Landlord and Lender have entered into a Mortgage on the Property dated March 1, 2017 (the "Mortgage");

WHEREAS, the Landlord and Lender have entered into a Secured Promissory Note dated March 1, 2017 whereby the Property is held as collateral (the "Note");

WHEREAS, the Parties hereby acknowledge and agree to the terms of the Lease, Mortgage and Note (each, a "Document" and collectively, the "Documents"); and

WHEREAS, the Parties desire to enter into and record this Memorandum in order to provide notice of each Party's interest and rights to the Property.

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is acknowledged and agreed, and in consideration of the above recitals and mutual promises and benefits contained herein, the Parties hereby agree as follows:

1. Recitals. All Parties hereto acknowledge and agree to the Recitals included which are hereby incorporated into this Memorandum.

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P *4*
S *N*
SC *Y*
INT *Y*

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2. Property. The Property commonly known as of the address contained herein is further and more particularly described in Exhibit A which is attached hereto and hereby incorporated by reference.

3. Term. Tenant shall have and hold the Property as a leased premises for an initial term of twenty (20) years beginning February 1, 2016 and ending February 1, 2036.

4. Tenant's Right to Purchase. The Tenant has been provided a Right to Purchase the Property pursuant to the terms and conditions of the Lease which are hereby acknowledged and agreed to by all Parties contained herein.

5. Miscellaneous. All terms, conditions, provisions, and covenants of the Documents are hereby incorporated into this Memorandum by reference as though fully set forth herein. The Parties may execute this Memorandum in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement. This Memorandum has been executed for the purposes of recording in the appropriate real estate records of Cook County, Illinois to provide notice to third parties of the Documents. Nothing contained herein shall be deemed or construed to amend, modify, change, alter, interpret, or supersede any of the terms and provisions of the Documents. Any conflict between this Memorandum, and any of the Documents shall each be governed by the terms and conditions of each respective Document.

[SIGNATURE PAGE TO FOLLOW]

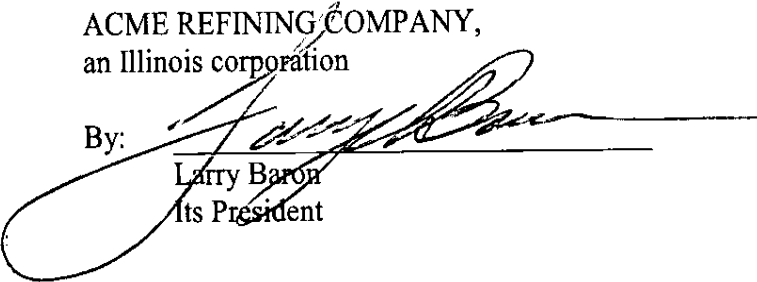
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IN WITNESS WHEREOF, the Parties hereunto have caused this Memorandum to be executed and recorded as of the Effective Date.

LANDLORD:

ACME REFINING COMPANY,
an Illinois corporation


By:


Larry Baron
Its President

TENANT:

BRIDGEPORT SCRAP METAL LLC,
an Illinois limited liability company

By:


Brett Baron
Its Manager

LENDER:

MARY D'AMICO BARON
MARCH 1-2000 REV TRUST

By:


Mary D'Amico

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

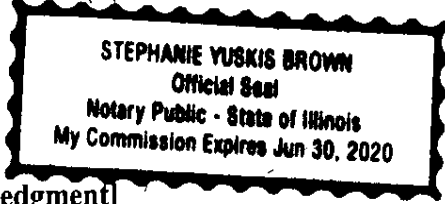
On this 1st day of March, 2017, before me Stephanie Yuskis-Brown, a Notary Public in and for the State of Illinois, appeared before me Larry Baron, Mary D'Amico Baron, and Brett Baron, known to me, or, provided to me on the basis of satisfactory evidence to be the individual described in, and who executed the within and foregoing instrument, and acknowledged before me that he executed, signed and sealed the same as his free and voluntary act and deed, for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this 1st day of March, 2017.

NOTARY PUBLIC in and for the State of Illinois Stephanie Yuskis-Brown

My appointment expires June 30, 2020

Notary registration number: 778192



_____[Space Below This Line For Acknowledgment]_____

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EXHIBIT A

The Property commonly known as 3802 S. Racine Avenue, Chicago, Illinois 60609 is further described as follows:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF THE 30 FOOT RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY WHICH WEST RIGHT OF WAY LINE IS THE WEST LINE OF THE EAST 30 FEET OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AT A POINT 509.34 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND RUNNING, THENCE WEST PERPENDICULAR TO SAID RIGHT OF WAY LINE, A DISTANCE OF 430.04 FEET TO AN INTERSECTION WITH A STRAIGHT LINE 200.00 FEET IN LENGTH DRAWN FROM A POINT IN THE EASTWARD EXTENSION OF THE SOUTHERLY DOCK LINE OF THE WEST ARM OF THE SOUTH FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS ESTABLISHED BY ORDINANCE FROM THE CHICAGO CITY COUNCIL PASSED JULY 17, 1911, SAID POINT BEING 80 FEET EASTWARDLY FROM THE POINT OF INTERSECTION OF SAID SOUTHERLY DOCK LINE WITH THE WESTERLY DOCK LINE OF THE EAST ARM OF SAID SOUTH FORK, TO A POINT 60 FEET MEASURED PERPENDICULARLY EASTERLY FROM THE WESTERLY DOCK LINE OF THE EAST ARM OF SAID SOUTH FORK; THENCE SOUTHWARDLY ALONG THE SAID STRAIGHT LINE 200 FEET IN LENGTH, A DISTANCE OF 152.01 FEET TO SAID POINT BEING 60 FEET EASTWARDLY FROM SAID WESTERLY DOCK LINE; THENCE SOUTHWARDLY AT 225 FEET, PASSING 30 FEET (MEASURED PERPENDICULARLY) EASTERLY FROM SAID WESTERLY DOCK LINE, A DISTANCE OF 247.85 FEET TO AN INTERSECTION WITH A LINE DRAWN (PERPENDICULAR TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, AT A POINT WHICH IS 421.66 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 32; THENCE EAST ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 368.01 FEET, TO A POINT WHICH IS 58.42 FEET WEST OF SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE, CONVEX EASTERLY AND HAVING A RADIUS OF 220.41 FEET, A DISTANCE OF 52.83 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF AN EASEMENT GRANTED TO THE SANITARY DISTRICT OF CHICAGO, RECORDED OCTOBER 16, 1950 AS DOCUMENT 14927079, WHICH INTERSECTION IS 368.52 FEET NORTH OF THE SOUTH LINE AND 55.59 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4, THENCE NORTHEASTWARDLY ALONG THE NORTHWESTERLY LINE OF SAID EASEMENT, BEING AN ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 143.25 FEET, A DISTANCE OF 3.84 FEET, TO ITS INTERSECTION WITH THE WESTERLY LINE OF A RIGHT OF WAY OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY, SAID WESTERLY LINE BEING THE ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST WITH A RADIUS OF 49.00 FEET, HAVING AS ITS SOUTHERLY TERMINUS A POINT WHICH IS 324.00 FEET NORTH OF THE SOUTH LINE AND 70.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 AND AS ITS NORTHERLY TERMINUS A POINT WHICH IS 521.00 FEET NORTH OF THE SOUTH LINE AND 30.00 WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 AND SAID INTERSECTION BEING A POINT 370.86 FEET NORTH OF THE SOUTH LINE AND 52.52 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE NORTHEASTWARDLY ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 152.06 FEET TO SAID POINT WHICH IS 521.00 FEET NORTH OF SAID SOUTH LINE OF SAID SOUTHWEST 1/4 AND, THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE BEING THE WEST LINE OF THE EAST 30 FEET OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 298.95 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.