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Doc# 1722155004 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/09/2017 11:15 AM PG: 1 OF 2

AGREEMENT

This 8th day of August, 2017, KSN PROPERTIES, L.L.C., an Illinois limited liability company ("KSN"), AFFORDABLE EXPRESS CORP., an Illinois corporation ("Affordable"), and THOMAS STANKIEWICZ ("Stankiewicz"), of 4345 Oakwood Avenue, Downers Grove, IL 60515, agree as follows:

1. The Commercial Lease dated December 23, 2015 (the "Lease"), under which KSN as Lessor leased to Stankiewicz as Lessee the following described real estate situated in the County of Cook and State of Illinois, to wit:

LOT 11 IN TRITON INDUSTRIAL PARK UNIT NUMBER 4, BEING A SUBDIVISION OF PARTY OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address of real estate: 590-600 Bonnie Lane
Elk Grove Village, Illinois 60007

P.I.N.: 08-27-102-062-0000

(hereinafter referred to as the "Premises"), shall terminate on August 31, 2017.

2. Stankiewicz's responsibility under Section 10 of the Lease for gas, water and electricity usage through the Lease termination date shall continue until paid.

3. KSN and Stankiewicz acknowledge that the \$75,000 security deposit described in the Lease was previously returned to Stankiewicz.

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4. KSN and Affordable acknowledge that the Real Estate Sale Contract dated February 14, 2017 (the "Contract"), under which Affordable as Purchaser agreed to purchase the Premises from KSN as Seller, was previously terminated by agreement of the parties.

5. KSN acknowledges that it is holding the sum of \$25,000 in prepaid rent paid by Affordable as described in the Contract, and agrees that KSN shall return the \$25,000 prepaid rent when the sale of the Premises (to an unrelated buyer) is closed, by arranging for that sum to be paid by Chicago Title Insurance Company, the closing agent, directly to Affordable from the proceeds of the sale.


6. This Agreement is an encumbrance upon the Premises. Affordable agrees that, upon receipt of the payment described in Section 5, above, Affordable shall deliver to the closing agent (or as otherwise directed) a recordable document releasing such encumbrance.


7. This Agreement shall be executed in triplicate, and each party shall be entitled to a fully executed original of the document. Any party hereto may record this Agreement with the Cook County Recorder of Deeds.

AFFORDABLE EXPRESS CORP.,
as Purchaser under said Contract

By: 
Its: _____

KSN PROPERTIES, L.L.C.,
as Seller under said Contract and
as Lessor under said Lease

By: 
Its Managing Member


TOMAS STANKIEWICZ,
as Lessee under said Lease

THIS INSTRUMENT WAS
PREPARED BY:

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RETURN TO:

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