

# UNOFFICIAL COPY

Doc#. 1804746016 Fee: \$62.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/16/2018 10:37 AM Pg: 1 of 8

## TYPE OF DOCUMENT:

Memorandum of Rent Commencement Date

## PREPARER INFORMATION:

Target Corporation  
1000 Nicollet Mall, TPS-3155  
Minneapolis, MN 55403

## RETURN DOCUMENT TO:

First American Title Insurance Company  
Attn: Kristy Marleau  
121 South 8<sup>th</sup> Street, Suite 1250  
Minneapolis MN 55402  
NCS-815967-MPLS

**Address:** 1129 Lake Street, 104 N. Maple Avenue and 106 N. Maple Avenue, Village of  
Oak Park, IL 60301

**PIN:** 16-07-124-036-0000  
16-07-124-037-0000  
16-07-124-039-0000  
16-07-124-040-0000  
16-07-125-025-0000  
16-07-125-026-0000  
16-07-125-029-0000  
16-07-125-030-0000

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This Instrument Prepared By:

Name: Alex Tselos  
 Title: Director Real Estate Counsel  
 Target Corporation  
 1000 Nicollet Mall, TPS-3155  
 Minneapolis, MN 55403

RECORD and RETURN TO:

Target Corporation Law Department  
 1000 Nicollet Mall (TPS-3155)  
 Minneapolis, MN 55403  
 Attn: Maggie Johannsen

## MEMORANDUM OF RENT COMMENCEMENT DATE

This MEMORANDUM OF RENT COMMENCEMENT DATE (this “**Memorandum**”) is dated November ~~21~~, 2017, by and between CSD KURTZEIN, LLC, an Illinois limited liability company (“**Landlord**”), and TARGET CORPORATION, a Minnesota corporation (“**Tenant**”).

### RECITALS

A. Landlord and Tenant are parties to that certain Lease dated November 21, 2016 (“**Lease**”) of which a Memorandum of Lease dated April 26, 2017, was filed and recorded May 4, 2017, as Document # 1712445089 in Cook County, Illinois, regarding certain real property more particularly described in the Lease.

B. The Lease provides that, upon the determination of certain dates, Landlord and Tenant shall enter into an agreement setting forth the same, and such dates have been determined.

NOW THEREFORE, Landlord and Tenant agree as follows:

1. Capitalized terms not otherwise defined in this Memorandum have the meanings ascribed in the Lease.
2. The Rent Commencement Date is October 18, 2017.
3. The expiration of the initial Term of the Lease is January 31, 2033.

When Recorded Return To: \_\_\_\_\_  
 First American Title Insurance Company  
 National Commercial Services  
 121 S. 8th Street, Suite 1250  
 Minneapolis, MN 55402  
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4. The expiration of each Extension Term of the Premises is as follows:

First Extension Term	January 31, 2038
Second Extension Term	January 31, 2043
Third Extension Term	January 31, 2048
Fourth Extension Term	January 31, 2053

*[Remainder of page intentionally left blank]*

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IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the day and year first above set forth.

TENANT:

TARGET CORPORATION

By: *Laurie Mahowald*

Name: Laurie Mahowald  
Vice President

Title: Target Corporation

STATE OF MINNESOTA

COUNTY OF HENNEPIN

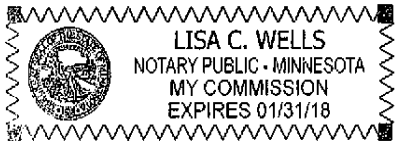
The foregoing instrument was acknowledged before me on November 9, 2017, by Laurie Mahowald the Vice President of Target Corporation, a Minnesota corporation, on behalf of the corporation, who is personally known to me.

*Lisa Wells*

Notary Public

Lisa Wells

Printed Name of Notary Public



My Commission expires: 01/31/2018

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LANDLORD:

CSD KURTZEIN, LLC

By: [Signature]

Name: ANDY STEIN

Title: AUTHORIZED SIGNATORY

Date: 11/21/17

STATE OF IL  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on November 21, 2017, by Andy Stein, the Auth. Signatory of CSD Kurtzein, an IL LLC, who is personally known to me.

[Signature]  
Notary Public

Anel Medina  
Printed Name of Notary Public



My Commission expires: 4/14/21

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## EXHIBIT A

### Legal Description of Property

#### North Retail Parcel

**THAT PART OF TRACT 1, BEING A SINGLE TRACT OF PROPERTY COMPOSED OF THE FOLLOWING 3 PARCELS:**

**PARCEL 1:** THE EAST HALF OF LOT 5 AND ALL OF LOTS 6 AND 7 (EXCEPT THE SOUTH 18 1/2 FEET OF SAID LOTS 5, 6 AND 7) IN BLOCK 1 IN WHAPLE'S SUBDIVISION; ALSO LOTS 9 AND 10 (EXCEPT THE SOUTH 18-1/2 FEET THEREOF) IN HOARD AND OTHERS' SUBDIVISION OF LOT 1 (EXCEPT THE NORTH 100.00 FEET THEREOF) IN NILES SUBDIVISION OF LOTS 10 TO 16, BOTH INCLUSIVE, AND THE WEST 13 FEET OF LOT 17 IN SKINNER'S SUBDIVISION, ALL OF ABOVE BEING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** LOTS 1 AND 2 IN 1121-23 LAKE STREET BUILDING PARTNERSHIP SUBDIVISION, A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS.

**PARCEL 3:** THAT PART OF A 15 FOOT WIDE PUBLIC ALLEY LYING NORTH OF LOTS 5 TO 10 INCLUSIVE, IN AND ESTABLISHED BY HOARD AND OTHERS' SUBDIVISION OF LOT 1 (EXCEPT THE NORTH 100 FEET THEREOF) IN NILES SUBDIVISION OF LOTS 10 TO 16 INCLUSIVE AND THE WEST 13 FEET OF LOT 17 OF SKINNERS SUBDIVISION OF LAND IN THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN 1121-23 LAKE STREET BOLDING PARTNERSHIP SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1994 AS DOCUMENT NO. 94413163, ALL IN COOK COUNTY, ILLINOIS., LYING ABOVE AN ELEVATION OF 632.00 FEET, NORTH AMERICAN VERTICAL DATUM(1988), AND BELOW AN ELEVATION OF 648.10 FEET, NORTH AMERICAN VERTICAL DATUM(1988), DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE NORTH 88 DEGREES 31 MINUTES 02 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT, 34.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 30.39 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 55 SECONDS EAST, 11.21 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 5.13 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 55 SECONDS WEST, 4.02 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 14.91 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 55 SECONDS WEST, 0.96 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 5.58 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 55 SECONDS WEST, 6.24 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 78.81 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 55 SECONDS EAST, 7.20 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 21.45 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 55 SECONDS EAST, 4.02 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 5.12 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 55 SECONDS WEST, 11.21 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 29.50 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 55 SECONDS EAST, 137.68 FEET TO THE EAST LINE OF SAID TRACT 1; THENCE ALONG SAID EAST LINE THE FOLLOWING 3 COURSES: 1.) SOUTH 02 DEGREES 02 MINUTES 26 SECONDS EAST, 109.02 FEET, 2.) NORTH 87 DEGREES 53 MINUTES 19 SECONDS EAST, 13.83 FEET AND 3.) SOUTH 01 DEGREES 55 MINUTES 12 SECONDS EAST, 16.39 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 52 SECONDS WEST, 29.44 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 05 SECONDS EAST, 8.60 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 55 SECONDS WEST, 31.21 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 05 SECONDS EAST, 8.01 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 55 SECONDS WEST, 19.50 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 05 SECONDS EAST, 49.38 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 88 DEGREES 30 MINUTES 15 SECONDS WEST ALONG SAID SOUTH LINE, 71.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,407 SQUARE FEET, MORE OR LESS.

## South Retail Parcel

THAT PART OF LOT 8 AND LOT 9 (EXCEPT THE SOUTH 92 FEET AND EXCEPT THE NORTH 18-1/2 FEET CONVEYED FOR STREET) IN BLOCK 1 IN WHAPLE'S SUBDIVISION OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING ABOVE AN ELEVATION OF 631.00 FEET, NORTH AMERICAN VERTICAL DATUM(1988), AND BELOW AN ELEVATION OF 646.33 FEET, NORTH AMERICAN VERTICAL DATUM(1988), DESCRIBED AS FOLLOWS:

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COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE NORTH 88 DEGREES 30 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID PROPERTY, 45.88 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 49 SECONDS EAST, 54.39 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 30 MINUTES 11 SECONDS EAST, 8.58 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 49 SECONDS EAST, 8.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 11 SECONDS EAST, 26.12 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 49 SECONDS EAST, 3.08 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 11 SECONDS EAST, 14.94 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 49 SECONDS EAST, 8.46 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 11 SECONDS WEST A DISTANCE OF 0.28 FEET THENCE SOUTH 01 DEGREES 29 MINUTES 49 SECONDS EAST, 23.93 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 11 SECONDS WEST, 6.67 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 49 SECONDS EAST, 0.68 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 11 SECONDS WEST, 33.97 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 49 SECONDS EAST, 9.67 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 11 SECONDS WEST, 8.72 FEET; THENCE NORTH 01 DEGREES 29 MINUTES 49 SECONDS WEST, 58.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,137 SQUARE FEET, MORE OR LESS.

## Future Retail Parcel

THAT PART OF LOT 8 AND LOT 9 (EXCEPT THE SOUTH 92 FEET AND EXCEPT THE NORTH 18-1/2 FEET CONVEYED FOR STREET) IN BLOCK 1 IN WHAPLE'S SUBDIVISION OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING ABOVE AND ELEVATION OF 631.00 FEET, NORTH AMERICAN VERTICAL DATUM(1988), AND BELOW AN ELEVATION OF 646.33 FEET, NORTH AMERICAN VERTICAL DATUM(1988), DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE NORTH 88 DEGREES 27 MINUTES 26 SECONDS EAST ALONG THE SOUTH LINE OF SAID PROPERTY, 44.52 FEET; THENCE NORTH 01 DEGREES 29 MINUTES 49 SECONDS WEST, 18.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 29 MINUTES 49 SECONDS WEST, 38.96 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 11 SECONDS EAST, 28.27 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 49 SECONDS EAST, 38.96 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 11 SECONDS WEST, 28.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,102 SQUARE FEET, MORE OR LESS.