



Doc# 1828404038 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: 51.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/11/2018 12:25 PM PG: 1 OF 6

THIS DOCUMENT WAS
PREPARED BY
AND AFTER RECORDING
RETURN TO:

Zabel Law, LLC
55 West Monroe Street
Suite 3950
Chicago, IL 60603

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MEMORANDUM OF LEASE

THIS Memorandum ("Memorandum") of Lease is made and entered into this September 27, 2018 by and between Edward J. Stern Real Estate, LLC - Series Culver's, an Illinois series limited liability company and John J. Stern Real Estate, LLC - Series Culver's, an Illinois series limited liability company (collectively "Lessor"), and NKT Property Management LLC, an Illinois limited liability company ("Lessee").

WHEREAS, Lessor is the owner of the certain parcel of real estate situated in the City of Glenview, County of Cook, State of Illinois, commonly known as 1727 Waukegan Road, Glenview, Illinois, legally described on Exhibit A attached hereto (hereinafter the "Property")

WHEREAS pursuant to that certain Amended and Restated Ground Lease between Lessor and Lessee dated September 12, 2018 (hereinafter called the "Ground Lease"), Lessor has leased and does hereby lease to Lessee the Property. The Property shall include all improvements and structures whether now existing or hereafter constructed thereon.

WHEREAS, this Memorandum is intended to constitute record notice.

NOW, THEREFORE, in consideration of the mutual promises hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, the Lessor and Lessee hereby agree as follows:

1. Leased Property. The Lessor, for and in consideration of the rents hereinafter reserved by Lessor and covenants, terms and conditions hereinafter contained in the Ground Lease, does hereby demise and lease the Property to Lessee and Lessee does hereby take and lease the Property from the Lessor upon and subject to the terms and conditions contained in the Ground Lease.

Box 400

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2. Term. The term of the Ground Lease is Twenty (20) Lease Years. Said Ground Lease provides for four (4) options to renew for five (5) Lease Years each.
3. All capitalized terms not defined herein shall have the meanings set forth in the Ground Lease.

(Signature Page to Follow)

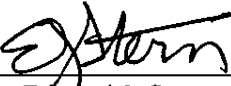
Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the parties have executed this Memorandum in multiple counterparts, each of which shall be deemed an original without the production of the others of them the day and year first above written.

LESSOR:

Edward J. Stern Real Estate, LLC – Series Culver’s, an Illinois series limited liability company

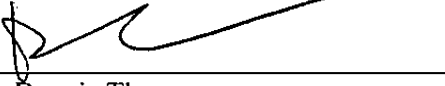
By: 
Name: Edward J. Stern
Title: Manager

John J. Stern Real Estate, LLC – Series Culver’s, an Illinois series limited liability company

By: 
Name: Edward J. Stern
Title: Manager

LESSEE:

NKT Property Management LLC, an Illinois limited liability company

By: 
Name: Dannie Thomas
Title: Manager

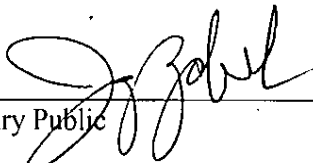
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STATE OF ILLINOIS)
)
) ss.
COUNTY OF COOK)

I, Jay Zabel, a Notary Public in and for said County, in the State aforesaid, do hereby certify that EDWARD J. STERN, as Manager of Edward J. Stern Real Estate, LLC – Series Culver’s, an Illinois series limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 26th day of September, 2018.



Notary Public

STATE OF ILLINOIS)
)
) ss.
COUNTY OF COOK)

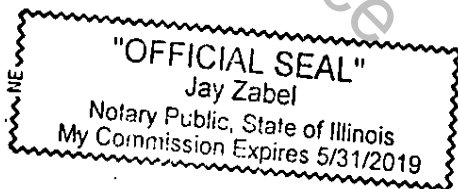


I, Jay Zabel, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Edward J. STERN, as Manager of John J. Stern Real Estate, LLC – Series Culver’s, an Illinois series limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 26th day of September, 2018.



Notary Public

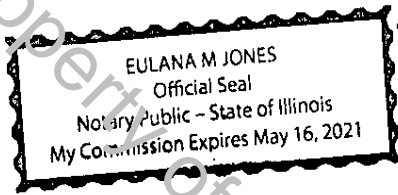


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STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

I, EULANA M. JONES a Notary Public in and for said County, in the State aforesaid, do hereby certify that DANNIE THOMAS, as Manager of NKT Property Management LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 27th day of SEPTEMBER 2018.



[Signature]
Notary Public

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EXHIBIT A

LOT 5 IN GLENWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1727 Waukegan Road, Glenview, IL 60025

PIN: 04-26-401-067-0000

Property of Cook County Clerk's Office