

# UNOFFICIAL COPY



## MEMORANDUM OF LEASE

Recording requested by and mail to:  
JETZ SERVICE COMPANY, INC.  
1001 N. Du Page Avenue  
Lombard, IL 60148

Doc# 1831806244 Fee \$42.25

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2018 03:54 PM PG: 1 OF 2

THIS MEMORANDUM OF LEASE is entered on this 4<sup>th</sup> day of September, 2018 by and between Oscar Investments, LLC (hereinafter referred to as "LESSOR"), and Jetz Service Company, Inc., (hereinafter referred to as "LESSEE"). Lessor by these premises does lease to Lessee, and Lessee does hereby accept the possession of the room or rooms described below and located on the real property and improvements consisting of 5 multi-housing units, located at 3833 W. Arthington Street Chicago, IL 60624. Lessor warrants and represents that only 0 units are plumbed with their own washer and or/dryer connections.

Lessor and Lessee have entered into an unrecorded lease containing the provisions included herein and certain additional provisions. The provisions of the unrecorded lease are incorporated herein by this reference. A copy of the unrecorded lease is available for inspection by persons having a legitimate interest in the Property from the Home Office of the Lessee located at 901 NE River Road, Topeka, Kansas 66616-1133.

- 1. Exclusive use and possession of the leased premises.** Lessor does hereby grant, convey and transfer to Lessee the exclusive use and possession of certain premises, described as encompassing approximately 50--100 square feet for its use as a laundry facility (hereinafter referred to as the "Leased Premises").
- 2. Term.** The term of this lease shall be for five (5) year(s) from the date of final installation of Lessee's laundry equipment plus any applicable renewal provisions. The Lessee is hereby given a right of first refusal to meet any competitive bid(s) to continue providing laundry service, or, for the purchase of laundry equipment by Lessor or its agent to serve the property in which the leased property is located, if this lease is not renewed or expired.
- 3. Assignment or Transfer.** This lease shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, assigns or transferees.
- 4. Non-Competition Clause.** This lease contains a covenant by the Lessor not to compete, which is binding upon, and inure to the benefits of the heirs, administrators, successors, and assigns of Lessor.

STATE OF Illinois )  
 COUNTY Cook ) ss  
 OFFICIAL SEAL  
 MARGARITA MATA  
 NOTARY PUBLIC - STATE OF ILLINOIS  
 MY COMMISSION EXPIRES: 03/06/21  
 Oscar Investments, LLC LESSOR  
 BY [Signature]  
 Print Name  
 This instrument was acknowledged before me on Sept 4<sup>th</sup>, 2018  
 by Jefferson Offutt as owner of Oscar Investments, LLC

My commission expires:  
 Notary Public within and for said County and State  
 STATE OF IL )  
 COUNTY Cook )  
 OFFICIAL SEAL  
 KRISTIANNE TOMAZIN  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 COOK COUNTY  
 My Commission Expires - 4/9/2020  
 Jetz Service Company, Inc. LESSEE  
 BY Christopher J Bowling  
 Christopher J Bowling  
 Print Name

This instrument was acknowledged before me on Sept 11, 2018  
 by Christopher J Bowling as Branch Mgr. of Jetz Service Co Inc.  
 My commission expires: 4/9/2020  
Kristianne Tomazin  
 Notary Public within and for said County and State

S 1/8  
 P 2  
 S 1/0  
 M 1/0  
 SC 1/3  
 E 1/0  
 INT 1/0  
 D Nov 8 2018

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ADDRESS: 3833 W. ARTHINGTON ST., CHICAGO, IL

PIN: 16-14-318-012-0000

LEGAL DESCRIPTION:

LOT 40 IN BLOCK 1 IN W.J. AND D.P. ANDERSON'S SUBDIVISION BLOCK 1 (EXCEPT THE WEST 100 FEET OF THE SOUTH HALF THEREOF) OF BLOCK 5 AND ALL OF SUB-BLOCK 1 OF BLOCK 6 IN THE CIRCUIT COURT PARTITION BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF COOK, ILLINOIS.

Property of Cook County Clerk's Office