

# UNOFFICIAL COPY

Prepared by and upon  
Recording return to:

Michele L. Krause  
Ginsberg Jacobs LLC  
300 S. Wacker Drive, Suite 2750  
Chicago, IL 60606



Doc# 1914442001 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/24/2019 02:23 PM PG: 1 OF 4

Property of Cook County Clerk's Office  
**MEMORANDUM OF LEASE**

**THIS MEMORANDUM OF LEASE** is entered into as of the 30<sup>th</sup> day of April, 2019, by and between Precision Plating Group L.L.C., an Illinois limited liability company ("Landlord"), and Precision Plating Company, an Illinois corporation ("Tenant").

1. Pursuant to a Lease Agreement (the "Lease") executed by Landlord and Tenant, dated April 30, 2019 Landlord has leased to Tenant certain Premises located at 5945 Rogers Avenue, Chicago, Illinois, which consists of the, entire existing Building situated on the property described in Exhibit A attached hereto, together with all of Landlord's appurtenant rights, privileges and easements.

2. The term of the Lease shall commence on May 1, 2019 and shall expire at midnight on April 30, 2024, as determined by the provisions of the Lease.

3. Tenant has an option to extend the term of the Lease for up to six (6) successive periods of five (5) years each, on the terms and conditions as stated in the Lease.

4. This Memorandum of Lease is subject to all of the terms, conditions and understandings set forth in the Lease, which are incorporated herein by reference and made a part hereof, as though copied verbatim herein. In the event of a conflict between the terms and conditions of this Memorandum of Lease and the terms and conditions of the Lease, the terms and conditions of the Lease shall prevail.

**Execution On Following Page.**

S Y  
P 4  
S N  
M V  
SC Y  
E Fedex  
INT Y/N

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**EXECUTED** as of the date first written above.

**LANDLORD:**

PRECISION PLATING GROUP L.L.C., an Illinois limited liability company

By: Margaret M Belmonte  
Name: MARGARET M. BELMONTE  
Title: \_\_\_\_\_

**TENANT:**

PRECISION PLATING COMPANY, an Illinois corporation

By: Gary J Belmonte  
Name: GARY J. BELMONTE  
Title: CEO

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STATE OF Illinois )  
 )  
COUNTY OF Cook ) §

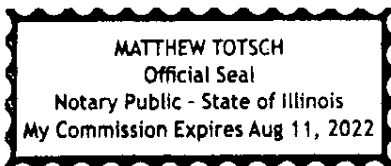
The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of April, 2019, by Margaret Belmonti, \_\_\_\_\_ of Precision Plating Group, L.L.C., an Illinois limited liability company, on behalf of said limited liability company.



Matthew Totsch  
Notary Public  
My Commission Expires: 8/11/2022

STATE OF Illinois )  
 )  
COUNTY OF Cook ) §

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of April, 2019, by Gary Belmonti, (CEO) of Precision Plating Company, Inc., an Illinois corporation, on behalf of such corporation.



Matthew Totsch  
Notary Public  
My Commission Expires: 8/11/2022

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## EXHIBIT A TO MEMORANDUM OF LEASE

### LEGAL DESCRIPTION

THE PART LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, KNOWN AS THE EVANSTON CUT-OFF, SAID NORTHWESTERLY LINE BEING 50 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE BETWEEN THE TWO MAIN TRACKS OF THE RAILWAY OF THE JUNCTION RAILWAY COMPANY (NOW CHICAGO AND NORTHWESTERN RAILWAY COMPANY) AS SAID TRACKS ARE NOW LOCATED AND CONSTRUCTED; AND LYING SOUTH OF THE SOUTH LINE OF PETERSON AVENUE; AND LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF ROGERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED NOVEMBER 25, 1932 AS DOCUMENT 1168411 IN BOOK 300 OF PLATS, PAGE 24; AND LYING NORTHEASTERLY OF A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF ROGERS AVENUE, AFORESAID, FROM A POINT 346.68 FEET (AS MEASURED ALONG THE SOUTHEASTERLY LINE OF ROGERS AVENUE) SOUTHWESTERLY FROM THE INTERSECTION OF THE SOUTHEASTERLY LINE OF ROGERS AVENUE WITH THE SOUTH LINE OF PETERSON AVENUE, OF THE FOLLOWING TAKEN AS A TRACT:

THE NORTH FRACTION OF SOUTH EAST FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND LOT 1 IN OGDEN AND JONES SUBDIVISION OF BRONSON'S PARAGRAPH OF CALDWELLS RESERVE IN TOWNSHIP 40 RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (WITH THE EXCEPTION OF THE SOUTHERLY 20,000 SQUARE FEET OF SAID DESCRIPTION).

4123 WEST PETERSON AVENUE, CHICAGO, ILLINOIS  
PIN NOS.: 13-03-403-010 AND 13-03-403-012