



1917716057

Doc# 1917716057 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/26/2019 03:30 PM PG: 1 OF 4

Returned to/Prepared by:
Attn: Property Management
O'Reilly Auto Enterprises, LLC
233 South Patterson
Springfield, MO 65802



MEMORANDUM OF LEASE

Lease made and entered into on the 28th day of June, 2018.

1. Landlord: National Properties, L.L.C., with principal offices at:
C/o National Shopping Plazas, Inc., 200 West Madison Street,
Suite 4200, Chicago, IL 60606.
2. Tenant: O'Reilly Auto Enterprises, LLC, with principal offices at:
233 S. Patterson, Springfield, MO 65802.
3. Leased premises located at 333 S. Mannheim Road Suite A, Bellwood, IL.
4. Term of Lease: Lease shall be and is for a period of fifteen (15) years commencing on the earlier of: (i) when Tenant opens for business at the Demised Premises or (ii) ninety (90) days after Landlord delivers the Demised Premises to Tenant with Landlord's Work complete except for punch list work.
5. Extension Options: The Lease provides for four (4) extension options of five (5) years each. Tenant must give Landlord written notice of its intention to exercise extension options not less than one hundred eighty (180) days before the end of the initial term of this Lease and any properly exercised extension.
6. Restricted Use: Landlord agrees to prohibit the sale, use, or lease of any portion of the remainder of the Shopping Center to any company which derives more than fifteen percent (15%) of its business at its location in the Shopping Center from the sale of wholesale and/or retail auto parts and accessories. This restriction shall include, but not be limited to, auto parts and accessories stores like those that are currently operated by AutoZone, Advance Auto Parts, CarQuest and NAPA and any other store that derives more than fifteen percent (15%) of its business at its location at the Shopping Center from the sale and supply of wholesale and/or retail auto parts and accessories.


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INT 9/16
D. 6-24-19

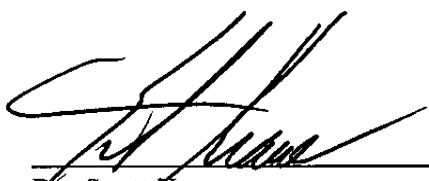
UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease this 28th day of June, 2018.

LANDLORD:
National Properties L.L.C.
a Illinois limited liability company

TENANT:
O'Reilly Auto Enterprises, LLC
a Delaware limited liability company


By: Jonathan M. Hamer
Its: VP


By: Scott Kraus
Its: Senior Vice President

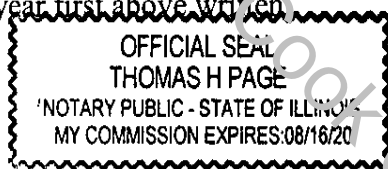
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF Illinois)
COUNTY OF Cook) ss

On the 26th day of June, 2018, before me, a notary public in and for said state, personally appeared Jonathan M. Hanna, as VP of National Properties, L.L.C., an Illinois limited liability company, known to me to be the person who executed the within Memorandum of Lease and acknowledged to me that he executed the same, as such VP on behalf of such company, for the purposes therein stated.

Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.



Thomas H Page

My Commission Expires: _____

Notary Public

STATE OF MISSOURI)
COUNTY OF GREENE) ss

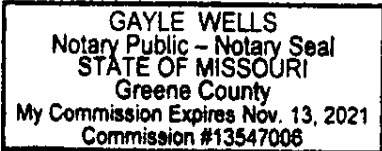
On the 28th day of June, 2018, before me, a notary public in and for said state, personally appeared **Scott Kraus**, Senior Vice President of O'Reilly Auto Enterprises, LLC, known to me to be the person who executed the within Memorandum of Lease on behalf of said company and acknowledged to me that he executed the same for the purposes therein stated.

Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

11-13-2021

My Commission Expires: _____

Gayle Wells
Notary Public



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LEGAL DESCRIPTION

A PORTION OF:

PARCEL 1:

LOTS 336, 337, 338 AND 339 (EXCEPT THE EAST 20 FEET OF SAID LOTS DEDICATED FOR PUBLIC ALLEY) IN CUMMINGS AND FOREMAN'S REAL ESTATE CORPORATION RESUBDIVISION OF PART OF MIAMI PARK IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 159 (EXCEPT THE EAST 20 FEET THEREOF DEDICATED FOR PUBLIC ALLEY) IN FIRST ADDITION TO CUMMINGS AND FOREMAN REAL ESTATE CORPORATION RESUBDIVISION OF PART OF MIAMI PARK IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 329 TO 335 BOTH INCLUSIVE, (EXCEPT THE EAST 20 FEET THEREOF DEDICATED FOR PUBLIC ALLEY) IN CUMMINGS AND FOREMAN REAL ESTATE CORPORATION RESUBDIVISION OF PART OF MIAMI PARK IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

15-09-300-003

15-09-300-004

15-09-300-012

15-09-300-092

15-09-300-099