

UNOFFICIAL COPY



2019528053

EXHIBIT A - MEMORANDUM OF LEASE

Recording requested by and mail to:
JETZ SERVICE COMPANY, INC.
1001 DuPage Avenue
CHICAGO, IL 60148

Doc# 2019528053 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/13/2020 02:42 PM PG: 1 OF 2

THIS MEMORANDUM OF LEASE is entered on this 24th day of May, 2019 by and between Pre Holdings 2, 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 16 multi-housing units, located at 400 S. Kilbourn Ave., 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 168 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 eight (8) year(s) from the date of final installation of Vendor'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 assigned of Lessor.

STATE OF IL)
)ss
COUNTY COOK)

Pre Holdings 2, LLC LESSOR
BY [Signature]
PATRICK BORCHARD
Print Name

This instrument was acknowledged before me on July 11, 2019
by PATRICK BORCHARD as authorized signatory of Pre Holdings 2, LLC
Name Title Company
My commission expires:

STATE OF Indiana)
)ss
COUNTY Marion)

[Signature]
Notary Public within and for said County and State
Jetz Service Company, Inc. LESSEE
Brian Aliff
Print Name

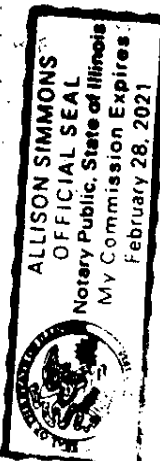
This instrument was acknowledged before me on 7/20, 2019
by Brian Aliff as Branch Manager of Jetz Service Co., Inc.
Name Title Company
My commission expires: 8/20/2026

Prepared By: Brad Applegate ID 75412

[Signature]
Notary Public within and for said County and State

"I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

Brad Applegate



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PARCEL #: 16-15-128-020-0000

ADDRESS: 400 S. KILBOURN AVENUE, CHICAGO, IL 60624

LEGAL DESCRIPTION:

LOTS 1 AND 2 IN BLOCK 2 IN COUNSELMAN'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 15 TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office