

# UNOFFICIAL COPY



## EXHIBIT A - MEMORANDUM OF LEASE

Doc# 2019528059 Fee \$93.00

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

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/13/2020 02:48 PM PG: 1 OF 2

THIS MEMORANDUM OF LEASE is entered on this 10<sup>th</sup> day of May, 2019 by and between 11111 Vernon, 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 47 multi-housing units, located at 11111 S. Vernon Chicago, IL 60628. Lessor warrants and represents that only 0 units are plumbed with their own washer and or/dryer connections.

S X  
P D  
S L  
M X  
SC X  
E N  
INT B

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 270 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 )

11111 Vernon, LLC LESSOR  
BY: Patrick Borchard  
Print Name

by Patrick Borchard as Authorized Signatory of 111111 Vernon, LLC Company  
Name Title  
My commission expires:

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

STATE OF IN )  
)ss  
COUNTY Marion )



Jetz Service Company, Inc. LESSEE  
BY: [Signature]  
Print Name

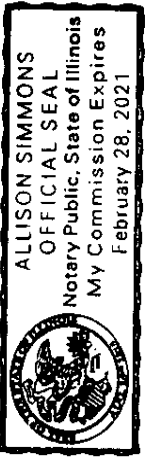
This instrument was acknowledged before me on 7/20, 2019  
by Brian Aliff as Branch Manager of Jetz Service Co., Inc.  
Name Title Company  
My commission expires: 8/20/2026

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

Prepared By: Brad Applegate ID 73257

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 APPELEGATE



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PARCEL #: 25-22-202-008-0000

ADDRESS: 11111 -21 S. VERNON/432-42 E. 111<sup>TH</sup> PLACE, CHICAGO, IL

LEGAL DESCRIPTION:

LOTS 10, 11, 12, 13 AND 14 (EXCEPT THE EAST 20.00 FEET THEREOF) IN BLOCK 1 IN FOOTE'S FIRST ADDITION TO PULLMAN, A SUBDIVISION OF THE WEST 332.00 FEET AND THE NORTH 295.00 FEET OF THE EAST 280.00 FEET OF THE WEST 612.00 FEET OF THE ORIGINAL BLOCK 1 IN PULLMAN PARK ADDITION TO PULLMAN IN SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN , IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office