

UNOFFICIAL COPY



EXHIBIT A - MEMORANDUM OF LEASE

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

Doc# 2020928123 Fee \$93.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 07/27/2020 02:32 PM PG: 1 OF 2

THIS MEMORANDUM OF LEASE is entered on this 3rd day of December, 2019 by and between PP P12 1, 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 24 multi-housing units, located at 6224 S. Dr. Martin Luther King Jr., Chicago, IL 60637. 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 88 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)

PP P12 1, LLC LESSOR
BY [Signature]
Patrick Borchard
Print Name

This instrument was acknowledged before me on December 3, 2019
by Patrick Borchard as Authorized Signatory of PP P12 1, LLC
Name Company
My commission expires: 2/20/2026

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

STATE OF Indiana
COUNTY Marion
SEAL
BRAD APPLIGATE
COMMISSION EXPIRES 8-20-2026
MARION COUNTY
COMMISSION NUMBER MP0715384
NOTARY PUBLIC STATE OF INDIANA

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

This instrument was acknowledged before me on 12-6, 2019
by Brian Aliff as Branch Manager of Jetz Service Co., Inc.
Name Title Company
My commission expires: 8/20/2026

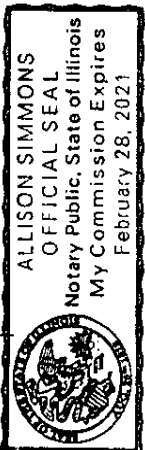
[Signature]
Notary Public within and for said County and State

Prepared By: Brad Applegate ID 73327

"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."

2260 Protif Dr,
Janzus, Inc. 46241

BRAD APPLIGATE



S Y
P 2
S X
M Yes
SC X
E NO
INT [Signature]

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PARCEL #: 20-15-317-043-0000

ADDRESS: 6224-34 S. DR. MARTIN LUTHER KING JR. DRIVE, CHICAGO, IL

LEGAL DESCRIPTION:

THE SOUTH 7 FEET OF LOT 4 AND ALL OF LOTS 5, 6, 7 AND 8 IN BLOCK 6 IN DAVIDSON'S SUBDIVISION OF LOTS 7 AND 8 AND PART OF LOT 12 IN WILSON HEALD AND STEBBINS SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE EAST BOUNDARY LINE OF SAID PREMISES BEING THE WEST LINE OF SOUTH PARK AVENUE, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office