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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2021 03:37 PM PG: 1 OF 2

EXHIBIT A - MEMORANDUM OF LEASE

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

THIS MEMORANDUM OF LEASE is entered on this 29th day of May, 2020 by and between PP P17 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 1807 S. St. Louis, Chicago, IL 60623. 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 100 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 P17 1, LLC LESSOR
BY [Signature]
PATRICK BORCHARD
Print Name

This instrument was acknowledged before me on June 23, 2020
by Patrick Borchard as Authorized Representative of PP P17 1, LLC
Name Company
My commission expires: 2/28

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

STATE OF Indiana
COUNTY Marion



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

This instrument was acknowledged before me on 6/30, 2020
by Steve Cowsert as Director of Operations of Jetz Service Co., Inc.
Name Title Company

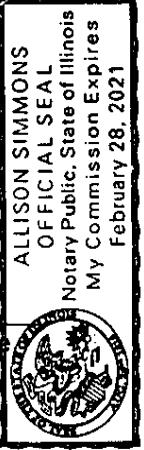
[Signature]
Notary Public within and for said County and State

My commission expires: 8/20/2026
2260 Profit Drive, Indianapolis, IN 46241
Prepared By: Brad Applegate ID 73162

2260 Profit Dr,
Indpls, IN, 46241

"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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ADDRESS – 1807-11 S. ST. LOUIS AVE., CHICAGO, IL

PIN – 16-23-409-002-0000

LEGAL DESCRIPTION:

LOTS 32, 33 AND 34 IN BLOCK 3 IN LYMAN TRUMBULL'S SUBDIVISION OF PART OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office