

UNOFFICIAL COPY



2104041052

Doc# 2104041052 Fee \$93.00

EXHIBIT A - MEMORANDUM OF LEASE

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

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2021 03:46 PM PG: 1 OF 2

THIS MEMORANDUM OF LEASE is entered on this 29th day of May, 2020 by and between PP P7 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 15 multi-housing units, located at 1145 N. LeClaire, Chicago, IL 60651. 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 80 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 P7 2, LLC LESSOR

BY [Signature]
Patrick Borchard
Print Name

This instrument was acknowledged before me on June 29, 2020
by Patrick Borchard as Authorized Signatory of PP P7 2, LLC
Name Title Company

My commission expires: 2/28/22

Notary Public within and for said County and State

STATE OF Indiana)
)ss
COUNTY Marion)

Jetz Service Company, Inc. LESSEE

BY [Signature]
Steve Cowser
Print Name

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

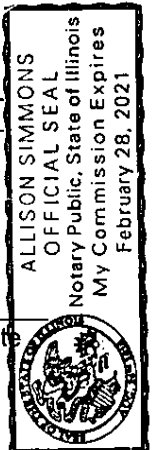
My commission expires: 8/20/2026
2260 Profit Drive, Indianapolis, IN 46241
Prepared By: Brad Applegate ID 73180

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.

2260 Profit Dr.
Indpls, IN 46241

BRAD APPELGATE



Handwritten notes: S, C, M, Y, I, N, I, N, T, R

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ADDRESS – 1145-49 N. LECLAIRE, CHICAGO, IL

PIN – 16-04-402-006-0000

LEGAL DESCRIPTION:

LOTS 41 AND 42 IN BLOCK 2 IN JEROME J. DITTENHOEFER'S DIVISION STREET AND LAVERGNE AVENUE
SUBDIVISION OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office