

# UNOFFICIAL COPY



\*2104140087\*

## EXHIBIT A - MEMORANDUM OF LEASE

Doc# 2104140087 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  
KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 02/10/2021 04:11 PM PG: 1 OF 2

THIS MEMORANDUM OF LEASE is entered on this 29<sup>th</sup> day of May, 2020 by and between PP FIN Chicago 38, 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 21 multi-housing units, located at 2125 S. 4<sup>th</sup> Maywood, IL 60153. 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.

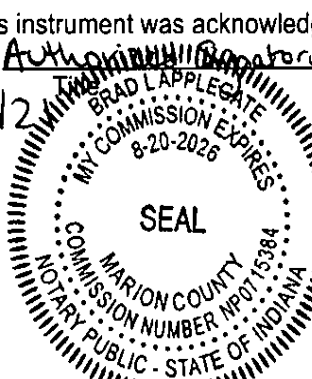
STATE OF IL )  
)ss  
COUNTY COOK )

PP FIN Chicago 38, LLC LESSOR  
BY [Signature]  
Patrick Borcard  
Print Name

This instrument was acknowledged before me on June 27<sup>th</sup>, 2020  
by Patrick Borcard as Authorized Representative of PP FIN Chicago 38, LLC  
Name Title Company  
My commission expires: 2/28/22

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

STATE OF Indiana )  
)ss  
COUNTY Marion )

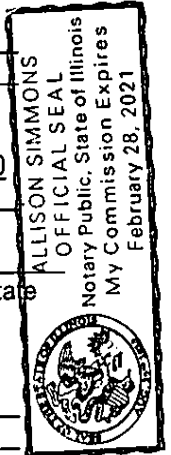


This instrument was acknowledged before me on 6/30, 2020  
by Steve Courtert as Operations of Jetz Service Co., Inc.  
Name Title Company  
My commission expires: 8/20/2026

[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."

2260 Profit Drive, Indianapolis, IN 46241  
Prepared By: Brad Applegate ID 73188

Brad Applegate INTW



S 7  
P 2  
S W  
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S 4  
E 4  
INTW

# UNOFFICIAL COPY

ADDRESS – 2115, 2122 AND 2125 SOUTH 4<sup>TH</sup> AVENUE, MAYWOOD, IL

PIN – 15-14-328-012-0000, 15-14-328-013-0000, 15-14-329-005-0000, 15-14-329-006-0000, 15-14-329-007-0000, AND 15-14-329-008-0000

**LEGAL DESCRIPTION:**

**PARCEL 1:**

LOT 8 IN BLOCK 14 IN STANNARD'S SECOND ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

LOT 7 IN BLOCK 14 IN STANNARD'S SECOND ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

**PARCEL 3:**

THE SOUTH 80 FEET OF LOT 3 AND THE NORTH 40 FEET OF LOT 4 IN BLOCK 13 IN STANNARD'S SECOND ADDITION TO MAYWOOD, A SUBDIVISION OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office