

UNOFFICIAL COPY



EXHIBIT A - MEMORANDUM OF LEASE

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

Doc# 2105317052 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2021 10:23 AM PG: 1 OF 2

THIS MEMORANDUM OF LEASE is entered on this 10th day of May, 2019 by and between PP P20 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 12 multi-housing units, located at 4206 Lindenwood, Matteson, IL 60443. 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 96 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 P20 2, LLC LESSOR
BY [Signature]
Print Name PATRICK BOURCHARD

This instrument was acknowledged before me on June 27, 2019
by Patrick Bouchard as Authorized Representative of PP P20 2, LLC
Name Company
My commission expires: 2/28/2026

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

STATE OF Indiana)
COUNTY Marion)

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

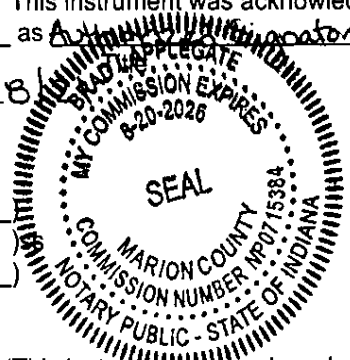
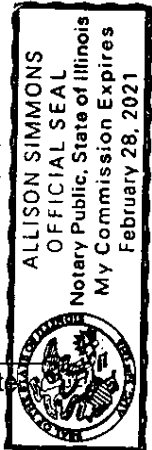
This instrument was acknowledged before me on 6/30, 2019
by Steve Coussert as Branch Manager of Jetz Service Co., Inc.
Name Title Company
My commission expires: 8/20/2026

Notary Public within and for said County and State

Prepared By: Brad Applegate ID 73310

2260 prof 7 Dr,
Laurens, IL 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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PARCEL #: 31-22-205-062-0000

ADDRESS: 4206 LINDENWOOD, MATTESON, IL

LEGAL DESCRIPTION:

LOT 1 IN THE RESUBDIVISION OF LOTS 38, 39 AND 40 INCLUSIVE OF MATTESON HIGHLANDS UNIT NO.1
IN SECTION 22, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER
PLAT THEREOF RECORDED AUGUST 22, 1963 AS DOCUMENT NO. 18892127, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office