

UNOFFICIAL COPY



2107155003

EXHIBIT A - MEMORANDUM OF LEASE

Doc# 2107155003 Fee \$93.00

Recording requested by and mail to:
JETZ SERVICE CO., INC.
220 E. TAYLOR ST.
COLORADO SPRINGS, CO 80907

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/12/2021 03:54 PM PG: 1 OF 3

THIS MEMORANDUM OF LEASE is entered on this 18th day of November, 2020 by and between Stony Edge Estates I hereinafter referred to as "LESSOR"), and Jetz Service Co., 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 9645-9649 S. Harlem Ave., Chicago Ridge, IL 60415. 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 190 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 Lessee'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)

STONY EDGE ESTATES I LESSOR

BY B. Malinowski
BRANDON MALINOWSKI, PRESIDENT
Print Name / Title

by Brandon Malinowski as President This instrument was acknowledged before me on 20, 2021
of Stony Edge Estates I

My commission expires: March 12, 2023
KERRI ANN FANE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/12/23
Christa Marie Cook + Illinois
Notary Public within and for said County and State

STATE OF Colorado)
)ss
COUNTY El Paso)

JETZ SERVICE CO. INC. LESSEE

BY Christa Martin
Christa Martin/Account Manager
Print Name / Title

by Christa Martin as Account Manager This instrument was acknowledged before me on January 29th, 2021
of Jetz Service Co. Inc.

My commission expires: 8-25-2024
AMANDA HILTERMANN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164032769
MY COMMISSION EXPIRES AUGUST 25, 2024
Amanda H
Notary Public within and for said County and State

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This Document Prepared By: Amanda Hiltermann, Jetz Service Co. Inc., 220 E. Taylor Street, Colo Spgs, CO 80907

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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IMPORTANT:

The following is required information for recording the Memorandum of Lease.
Please fill this out and return it with the executed lease.

Legal Description of Property

STONY EDGE ESTATES I Apartments

1) LOT 10 IN RIDGE OAKS SUBDIVISION, BEING A
SUBDIVISION IN THE WEST 1/2 OF THE NORTH WEST
1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE
13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS

2) County in which property is located

COOK

3) City where County Seat is located

CHICAGO RIDGE

4) Address of County Court House

10220 S 76th AVENUE

*Use separate sheet of paper if additional space is required for Legal Description.