

UNOFFICIAL COPY

Doc#: 2114525146 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/25/2021 01:14 PM Pg: 1 of 5

Prepared By and Once Recorded return to:

Advance Stores Company Incorporated
5008 Airport Road
Roanoke, VA 24012
Attn: Legal Department, Tony Byrd

MEMORANDUM OF LEASE

This Memorandum of Lease (this "Memorandum") is made this 4th day of May, 2021, between ORLAND COMPANY TRUST, an Illinois business trust ("Landlord"), and ADVANCE STORES COMPANY, INCORPORATED, a Virginia corporation ("Tenant").

WITNESSETH

Landlord and Tenant have entered into a Lease (the "Lease") dated May 4, 2021, whereby Landlord has leased to Tenant that certain premises located on that certain real property, located in Cook County, State of Illinois (the "Property"), the legal description of which Property is set forth on Exhibit "A" attached hereto. The Lease contains provisions and rights appurtenant to the Property, some of which are as follows:

- I. Term. The term of the Lease is for a period of eight (8) years from the "Rent Commencement Date" (as established in the Lease), commencing on the "Commencement Date" (as established in the Lease). Thereafter, Tenant has the right under the Lease to renew and extend the term of the Lease for three (3) successive periods of five (5) years each.
- II. Exclusive Use Rights. The Lease provides that during the Term, Landlord shall ensure that no person or entity uses any portion of the Shopping Center, that is now or hereafter owned or controlled, whether directly or indirectly, by Landlord, its successors, assigns or affiliates, for the purpose of the sale, display or rental of automotive parts, accessories, supplies, and/or maintenance items

UNOFFICIAL COPY

- III. Successors. The covenants, conditions and agreements made and entered into by the parties hereto shall be binding upon and inure to the benefits of their respective heirs, administrators, executors, representatives, successors and assigns.
- IV. Incorporation of Lease. All terms and conditions of the Lease are hereby incorporated herein by reference as if fully set forth herein.
- V. Conflicts with Lease. This Memorandum is solely for notice and recording purposes and shall not be construed to alter modify, expand, diminish or supplement the provisions of the Lease. In the event of any inconsistency between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall govern.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Memorandum has been duly executed under seal by the parties hereto as of the day and year first above written.

LANDLORD:

ORLAND COMPANY TRUST
an Illinois business trust

By: *Howard Fretter*
Name: Howard Fretter
Its: Trustee
Date: 5-12-2021

STATE OF Michigan)
) SS;
COUNTY OF Oakland)

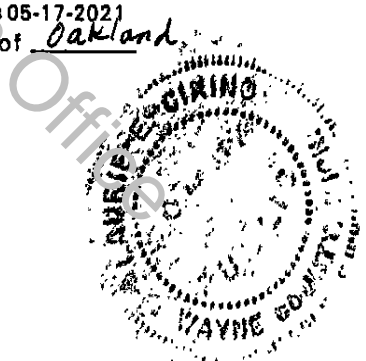
The undersigned, a Notary Public, in and for the County and State aforesaid, does hereby certify, that Howard Fretter personally known to me to be the Trustee of Orland Company Trust, a Trustee, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged under oath that as such Trustee he signed and delivered the said instrument pursuant to authority duly given to him by said TRUST.

Given under my hand and seal this 12th day of May, 2021.

Laurie E. Cirino
Notary Public

LAURIE E. CIRINO
Notary Public, State of Michigan
County of Wayne
My Commission Expires 05-17-2021
Acting in the County of Oakland

My Commission Expires: 5-17-2021



UNOFFICIAL COPY

Exhibit A

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS
LOT 1 IN CHICAGO LAND SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTH 1/4 OF
THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 36
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,
ALSO KNOWN AS PART OF THE NORTH 1/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH
EAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL
MERIDIAN, (EXCEPT THE SOUTH 378 FEET THEREOF AND EXCEPT THAT PART DEDICATED FOR
HIGHWAY AND ALSO EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION CASE
2012L050147) IN COOK COUNTY, ILLINOIS.

14700 South La Grange Road, ORland Park, IL

27-09-401-022-0000

60462

Property of Cook County Clerk's Office