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KAREN A. YARBROUGH
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WHEN RECORDED RETURN BY
MAIL TO:
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MEMORANDUM OF LEASE

This Memorandum of Lease ("**Memorandum**") is entered into by and between **1025 W Addison Street Apartments Owner, LLC**, a Delaware limited liability company ("**Landlord**") having its principal place of business at c/o Bucksham Retail Properties, 71 S. Wacker Drive, Suite 2130, Chicago, Illinois 60606, and **Paragon Wraps, LLC**, a Florida limited liability company, having an office at 2461 West Hillsboro Boulevard, Deerfield Beach, Florida 33442 ("**Tenant**"), Landlord and Tenant having entered into a commercial lease having an effective date of June 30, 2021 (the "**Lease**").

1. The Lease covers certain commercial property located on N Clark St. in Chicago, Illinois, in a mixed-use development commonly known as Addison & Clark, together with or subject to such additions, deletions and other changes thereto as Landlord may from time to time designate (the "**Project**"), consisting of approximately 30,640 square feet of leasable area (the "**Premises**") all as more particularly described in the Lease. The legal description of the Project and the property on which the Premises are located (the "**Property**") is attached hereto and incorporated herein by this reference.

2. The Lease provides for the rental of the Premises by Tenant for a term of Fifteen (15) years (the "**Initial Term**").

3. The Lease grants to Tenant the right to renew the Initial Term for up to one (1) five year period (an "**Extension Term**") under the same terms and conditions contained in the Lease, provided Tenant exercises the applicable Extension Term in accordance with the applicable terms of the Lease.

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4. Provided the Premises is being operated as a movie theater selling popcorn and candy, Landlord agrees that it shall not after the Effective Date enter into any new lease, license or occupancy agreement in the Project with (i) another tenant operating a movie theater showing motion pictures, movies and films; (ii) another tenant permitting the showing or streaming of motion pictures, movies and films on a viewing screen in excess of 120 inches for a fee; or (iii) another tenant showing or streaming movies and films on a parking structure; or (iv) another tenant selling popcorn in excess of Incidental Sales; or (v) another tenant selling candy in excess of Incidental Sales ("**Tenant's Exclusive**"). The following exceptions apply to Tenant's Exclusive: (a) Tenant's Exclusive shall not apply to any existing tenants under lease for space in the Project (or their successors, assignees or subtenants), nor shall it apply to renewals or extensions of such leases (whether or not a renewal right is set forth in such tenant's lease), nor shall it apply to Landlord's consenting to assignments or subleases at the Project; (b) Tenant's Exclusive shall not apply to a change in the use by any existing tenant or occupant of the Project which has the right to change their use, subject to Landlord's consent; provided, however, Landlord shall not consent to any change in use if Landlord's consent is required and if Landlord can do so without being deemed to have acted unreasonably; (c) Tenant's Exclusive on popcorn and candy in clauses (iv) and (v) shall not apply to any current or future occupant in the spaces currently occupied by Kilwin's and 7-11; and (d) if a court of competent jurisdiction or a governmental agency should determine that Tenant's Exclusive to be illegal or unenforceable, or if Landlord and Tenant should agree that Tenant's Exclusive is illegal or unenforceable, Tenant's Exclusive shall automatically cease and shall thereafter be of no further force or effect; moreover, Landlord and Tenant further agree that in such event the remainder of this Lease will continue in full force and effect. For purposes hereof, the "Incidental Sales" shall mean that ten percent (10%) or less of Tenant's gross sales are derived from the sale of such item(s).

5. This Memorandum shall not, under any circumstances, be deemed to modify or change any provisions of the Lease, the provisions of which shall in all instances prevail.

This Memorandum may be signed in two (2) or more counterparts with the same effect as if the signature to each counterpart copy were on a single instrument. Each counterpart shall be deemed an original as to any party whose signature it bears and all such counterparts shall constitute one document. Facsimile or electronically scanned copies shall be deemed originals.

[SIGNATURES ON FOLLOWING PAGE(S)]

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IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease this 30 day of June, 2021.

LANDLORD:

1025 W ADDISON STREET APARTMENTS OWNER LLC,
a Delaware limited liability company

By: 1025 W Addison Street Apartments Investors LLC, its sole Member

By: Addison Park LLC, its Manager

By: BRP Addison LLC, its Member

By: *John Bucksbaum*
~~John Bucksbaum~~, Manager
Anthony Rossi

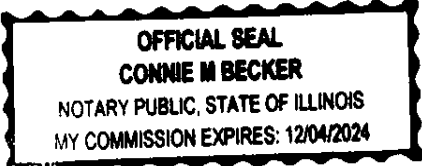
Property of Cook County Clerk's Office

LANDLORD ACKNOWLEDGEMENT

STATE OF ILLINOIS :
: SS
COUNTY OF COOK :

On this, the 30th day of June, 2021, before me, a Notary Public, the undersigned officer, personally appeared John Bucksbaum, who acknowledged himself to be the Manager of BRP Addison LLC, the Member of Addison Park LLC, the Manager of 1025 W Addison Street Apartments Investors LLC, the sole Member of 1025 W ADDISON APARTMENTS OWNER LLC, a Delaware limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said limited liability company.

Connie M Becker
Notary Public
My Commission Expires 12/04/20



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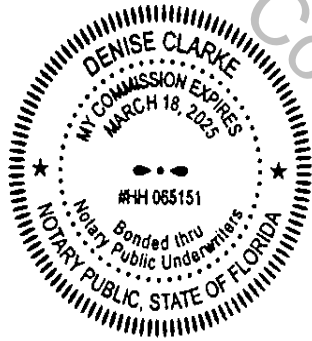
TENANT:

PARAGON WRIGS, LLC.,
a Florida limited liability company

By: *MWh*
Name: Michael F. Whalen, Jr.
Title: Chief Executive Officer

STATE OF FLORIDA :
: SS
COUNTY OF BROWARD :

SWORN TO AND SUBSCRIBED before Me by means of physical presence or online notarization on this 23 day of June, 2021, by Michael F. Whalen, Jr., Chief Executive Officer of PARAGON WRIGS, LLC., a Florida limited liability company, who has the authority to bind the company, and who is personally known to me or who produced a Florida Driver's License as identification.



Denise Clarke
Notary Public
My Commission Expires 3/18/25

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EXHIBIT "A"

Legal Description

All of that certain real property situated in the City of Chicago, County of Cook, State of Illinois, and described as follows:

PARCEL 1:

LOTS 3, 4, 5, 6 AND 7 IN BLOCK 1 IN WEAGE AND HYDE'S SUBDIVISION ON BLOCK 1 OF ASSESSOR'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE WEST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING EAST OF THE EAST LINE OF LOTS 3, 4, 5, 6 AND 7;

EXCEPTING THEREFROM PARCELS A, B AND C DESCRIBED AS FOLLOWS:

PARCEL A: THE NORTH 20.00 FEET OF THE WEST 75.00 FEET OF LOT 3 (AS MEASURED ALONG THE NORTH AND WEST LINES THEREOF);

PARCEL B: THAT PART OF LOT 3 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 75.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3 (AS MEASURED ALONG THE NORTH LINE THEREOF); THENCE SOUTH 30 DEGREES 08 MINUTES 16 SECONDS EAST ALONG A LINE PARALLEL TO THE WEST LINE OF LOT 3 AFORESAID, 20.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 08 SECONDS EAST PERPENDICULAR TO THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 17.29 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 10.05 FEET TO THE POINT OF BEGINNING;

PARCEL C: THAT PART OF LOT 3 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 3 (AS MEASURED ALONG THE WEST LINE THEREOF); THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 75.00 FEET, THENCE SOUTH 00 DEGREES 01 MINUTES 08 SECONDS WEST PERPENDICULAR TO THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 3.04 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 73.24 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE NORTH 30 DEGREES 08 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE 3.51 FEET TO THE POINT OF BEGINNING.

14-20-403-003-0000 (affects part of Parcel 1 and other land, all of Lot 3 and Lot 4 in Parcel 1)

14-20-403-004-0000 (affects Lot 5 and the North 1/2 of Lot 6 Parcel 1)

14-20-403-005-0000 (affects the South 1/2 of Lot 6 and all of Lot 7 in Parcel 1)

Address: 3541-3549 N. Clark St., Chicago, IL

PARCEL 2:

LOTS 26 AND 27 IN WEAGE AND HYDE'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

LOTS 28, 29 AND THE EAST 23 FEET OF LOT 30 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

~~THE NORTH HALF OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 28, 29, AND THE EAST 23 FEET OF LOT 30, AND THAT PART LYING SOUTH OF THE SOUTH LINE OF LOT 27, WEST OF THE EAST LINE OF LOT 8 EXTENDED NORTH TO THE SOUTH LINE OF LOT 27; AND~~

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THE WEST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING EAST OF THE EAST LINE OF LOT 26, NORTH OF A LINE 5.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF LOT 26 EXTENDED EAST TO THE WEST LINE OF LOT 20 AND SOUTH OF THE SOUTH LINE OF WEST ADDISON STREET;

EXCEPTING THEREFROM THE SOUTH 5.00 FEET OF LOTS 26 AND 27 LYING EAST OF THE EAST LINE OF LOT 8 EXTENDED NORTH, DEDICATED FOR PUBLIC ALLEY, IN COOK COUNTY, ILLINOIS.

14-20-403-023-0000 (affects Lots 28, 29 and the East 23 feet of Lot 30 in Parcel 2)
14-20-403-024-0000 (affects Lots 26 and 27 in Parcel 2)

Address: 1015-1025 W. Addison St., Chicago, IL

PARCEL 3

LOT 31 AND WEST 3 FEET OF LOT 30 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING WEST OF THE WEST LINE OF LOT 31; AND

THE NORTH HALF OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 31 AND THE WEST 3 FEET OF LOT 30; AND

THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING NORTH OF THE CENTER LINE OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY EXTENDED WEST TO THE CENTER LINE OF SAID 15-FOOT WIDE VACATED ALLEY, AND LYING WEST OF THE WEST LINE OF LOT 31 EXTENDED SOUTH TO THE CENTER LINE OF SAID EAST/WEST 28.5-FOOT WIDE VACATED ALLEY, IN COOK COUNTY, ILLINOIS.

14-20-403-022-0000 (affects the West 3 feet of Lot 30 and all of Lot 31 in Parcel 3)

Address: 1027 W. Addison St., Chicago, IL

PARCEL 4:

LOTS 23, 24 AND 25 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING WEST OF THE EAST LINE OF LOTS 23, 24 AND 25, IN COOK COUNTY, ILLINOIS.

14-20-403-025-0000 (affects Lots 23, 24 and 25 in Parcel 4)

Address: 3554 N. Sheffield Ave., Chicago, IL

PARCEL 5:

LOTS 20, 21 AND 22 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

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THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING WEST OF THE WEST LINE OF LOTS 20, 21 AND 22, NORTH OF A LINE 5.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF LOT 26 EXTENDED EAST TO THE WEST LINE OF LOT 20 AND SOUTH OF THE SOUTH LINE OF WEST ADDISON STREET;

EXCEPTING THEREFROM THE SOUTH 20 FEET OF LOT 20, DEDICATED FOR PUBLIC ALLEY, IN COOK COUNTY, ILLINOIS.

14-20-403-067-0000 (affects Lots 20, 21 and 22 in Parcel 5)

Vacant land located west of Sheffield Ave., Chicago, IL (3540 N. Sheffield Ave.)

PARCEL 6:

LOTS 8, 9, 10, 11 AND 12 (EXCEPT THAT PART LYING SOUTH OF A LINE 10 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 12) IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE SOUTH HALF OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY LYING NORTH OF THE NORTH LINE OF LOT 8, WEST OF THE EAST LINE OF LOT 8 EXTENDED NORTH TO THE SOUTH LINE OF LOT 27 AND EAST OF THE WEST LINE OF LOT 31 EXTENDED SOUTH TO THE NORTH LINE OF LOT 8; AND

THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING SOUTH OF THE CENTER LINE OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY EXTENDED WEST TO THE CENTER LINE OF SAID 15-FOOT WIDE VACATED ALLEY, AND LYING NORTH OF THE NORTH LINE OF LOT 8, IN COOK COUNTY, ILLINOIS.

14-20-403-064-0000 (affects Lots 8 and 9 in Parcel 6)

14-20-403-065-0000 (affects part of Lots 8 and 9 and the remaining Lots in Parcel 6)

Address: 3535-3539 N. Clark St., Chicago, IL

PARCEL 7:

(A) LOT 13 AND THAT PART OF LOT 12 LYING SOUTH OF A LINE DRAWN 10 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 12 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

(B) LOTS 21, 22 AND 23 IN THE RESUBDIVISION OF LOT 2 IN ASSESSOR'S DIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

A STRIP OF LAND FALLING BETWEEN (A) AND (B) LYING BETWEEN THE EASTERLY AND WESTERLY LINES OF (B) EXTENDED NORTHERLY, ALL IN COOK COUNTY, ILLINOIS.

14-20-403-007-0000 (affects Lots 12 and 13 in Parcel 7)

~~14-20-403-008-0000 (affects Lots 21, 22 and 23 in Parcel 7)~~

Address: 3515-3527 N. Clark St., Chicago, IL