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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/11/2021 02:23 PM PG: 1 OF 9

PREPARED BY:

KELLY G. REYNOLDSON, ESQ.
KUTAK ROCK LLP
1801 CALIFORNIA STREET, SUITE 3000
DENVER, CO 80202

WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE CO - NCS DIV
ONE EAST WASHINGTON STREET, SUITE 450
PHOENIX, AZ 85004
ATTN: KELLI VOS
(602)343-7572

TITLE NO.: 21011137DK

ESCROW NO.: Z2136480-KJV

MASTER Z2136479

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

MEMORANDUM OF LEASE

9

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PREPARED BY:
Kutak Rock LLP
1801 California Street, Suite 3000
Denver, CO 80202
Attention: Kelly G. Reynoldson, Esq.

TO BE RETURNED TO:
Fidelity National Title Insurance Company
1 East Washington Street, Suite 450
Phoenix, AZ 85004
Attention: Kelli Vos

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum") is executed effective as of June 30, 2021, by and between **STORE MASTER FUNDING VII, LLC**, a Delaware limited liability company ("Lessor"), whose address is 8377 E. Hartford Drive, Suite 100, Scottsdale, Arizona 85255, and **WISCON CORP.**, an Illinois corporation ("Lessee"), whose address is 2050 15th Avenue, Melrose Park, Illinois 60160.

Recitals

Lessor and Lessee entered into that certain Master Lease Agreement (the "Lease") of even date herewith (the "Effective Date"), the terms, provisions and conditions of which are incorporated herein by this reference to the same extent as if recited in their entirety herein, whereby Lessor has leased to Lessee, and Lessee has rented and leased from Lessor, on and subject to the terms, provisions and conditions of the Lease, certain parcels of real property, including, without limitation, that certain real property, together with all buildings, structures, fixtures and improvements now or hereafter located thereon, more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property"). Unless otherwise expressly provided herein, all defined terms used in this Memorandum shall have the same meanings as are ascribed to such terms in the Lease.

NOW, THEREFORE, Lessor and Lessee hereby make specific reference to the following terms, provisions and conditions of the Lease:

1. The term of the Lease commences as of the Effective Date and expires on June 30, 2041, unless extended as provided below or terminated sooner as provided in the Lease.
2. Provided Lessee is not in default under the terms of the Lease, Lessee has a right to extend the term of the Lease for up to four (4) additional successive periods of five (5) years each, by written notice to Lessor as provided in the Lease.
3. NOTICE IS HEREBY GIVEN THAT LESSEE IS NOT AUTHORIZED TO PLACE OR ALLOW TO BE PLACED ANY LIEN, MORTGAGE, DEED OF TRUST OR ENCUMBRANCE OF ANY KIND UPON ALL OR ANY PART OF THE PROPERTY OR LESSEE'S LEASEHOLD INTEREST THEREIN AND ANY SUCH PURPORTED TRANSACTION WHICH IS NOT

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APPROVED BY LESSOR SHALL BE VOID. FURTHERMORE, ANY SUCH PURPORTED TRANSACTION SHALL BE DEEMED A TORTIOUS INTERFERENCE WITH LESSOR'S RELATIONSHIP WITH LESSEE AND LESSOR'S OWNERSHIP OF THE PROPERTY.

4. Lessee may not assign its interest in the Lease in any manner whatsoever without the prior written consent of Lessor. ANY SUCH PURPORTED TRANSACTION WHICH IS NOT APPROVED BY LESSOR SHALL BE VOIDABLE AT THE SOLE OPTION OF LESSOR.

5. Any addition to or alteration of the Property shall automatically be deemed part of the Property and belong to Lessor.

6. Unless the landlord, mortgagee or trustee under any ground lease, mortgage or trust deed, as applicable, now or hereafter placed on the Property by Lessor elects otherwise by notice given to Lessee, the Lease at all times shall automatically be subordinate to any and all ground leases and the liens of any and all mortgages and trust deeds now or hereafter placed on the Property by Lessor, subject, however, to Lessee's rights regarding non-disturbance as set out in the Lease.

7. The Lease is a "true lease"; the only relationship created thereby is that of landlord and tenant. Lessee is not an agent, legal representative, partner, subsidiary, or employee of Lessor. Lessor is not responsible for any of the debts, obligations or losses of Lessee.

8. Original copies of the Lease are in the possession of Lessor and Lessee. The Lease contains other terms not herein set forth but which are incorporated by reference herein for all purposes, and this Memorandum is executed for the purpose of placing parties dealing with the Property on notice of the existence of the Lease and, where appropriate, its contents, and shall ratify and confirm all other terms of the Lease as fully as if the same had been set forth herein. Additional information concerning the terms of the Lease can be obtained by persons with a legitimate interest therein from Lessor or Lessee at the addresses set forth above.

9. This Memorandum is intended for recording purposes only, and does not modify, supersede, diminish, add to or change all or any of the terms of the Lease in any respect. To the extent that the terms hereof are inconsistent with the terms of the Lease, the terms of the Lease shall control.

10. Lessee agrees that Lessor shall have a landlord's lien, and additionally hereby separately grants to Lessor a first and prior security interest in, on and against all personal property, appliances, furniture and equipment of Lessee from time to time situated on the Property, which lien and security interest shall secure the payment of all rental and other charges payable by Lessee to Lessor under the terms of the Lease and all obligations of Lessee to Lessor under the Lease.

11. This Memorandum may be executed in one or more counterparts, each of which shall be deemed an original.

[Remainder of page intentionally left blank; signature page(s) to follow]

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IN WITNESS WHEREOF, the parties hereto have caused this Memorandum to be duly executed as of the Effective Date.

LESSOR:

STORE MASTER FUNDING VII, LLC, a
Delaware limited liability company

By:  _____

Name: Lori Markson

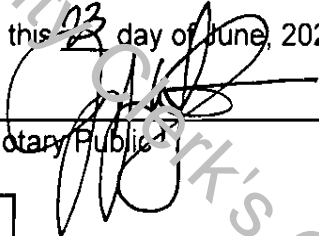
Title: Sr. Vice President

STATE OF ARIZONA

COUNTY OF MARICOPA

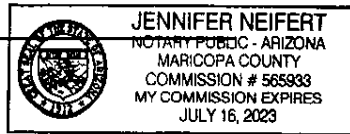
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lori Markson, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Sr. Vice President of **STORE MASTER FUNDING VII**, a Delaware limited liability company, the within named bargainer, a limited liability company, and that she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of Sr. Vice President by herself as such officer.

WITNESS my hand and Official Seal at office, this 23 day of June, 2021.



Notary Public

My Commission Expires:



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LESSEE:

WISCON CORP., an
Illinois corporation

By: *David Code*

Name: David Code

Title: Vice President

STATE OF IL

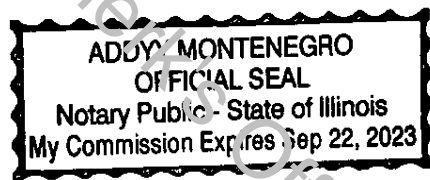
COUNTY OF COOK

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Code, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of WISCON CORP., an Illinois corporation, the within named bargainer, a corporation, and that he or she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of David Code by himself/herself as such officer.

WITNESS my hand and Official Seal at office, this 22 day of June, 2021.

[Signature]
Notary Public

My Commission Expires: 9/22/23



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EXHIBIT A

PROPERTY

Street Addresses: 1931 N. 15th Avenue, Melrose Park, Illinois 60160
 1945 N. 15th Avenue, Melrose Park, Illinois 60160
 1951-1953 N 15th Avenue, Melrose Park, Illinois 60160
 2050 N. 15th Avenue, Melrose Park, Illinois 60160

PIN:

12-34-404.036

Address: 1931 N. 15th Avenue, Melrose Park, Illinois 60160

Legal Description:

PARCEL 1:

THE EAST 72.75 FEET (MEASURED ON NORTH AND SOUTH LINES THEREOF) OF THAT PART OF LOT 4 AND LOT 8 IN AMLING'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF LOT 4 AFORESAID, WHICH POINT IS 241.0 FEET SOUTH OF THE NORTH LINE OF LOT 4; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 4 TO A POINT WHICH IS MIDWAY BETWEEN EAST LINE OF 15TH AVENUE AND WEST LINE OF GEORGE STREET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF LOT 4 TO THE SOUTH LINE OF LOT 8; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 8 TO THE EAST LINE OF LOT 4; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 4, A DISTANCE OF 13.15 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 429.15 FEET OF LOT 4; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 429.15 FEET OF SAID LOT 4 TO THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE NORTH 24 FEET THEREOF) IN COOK COUNTY, ILLINOIS;

PARCEL 2:

THAT PART OF LOT 4 AND LOT 8 IN AMLING'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF LOT 4 AFORESAID, WHICH POINT IS 241.0 FEET SOUTH OF THE NORTH LINE OF LOT 4; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 4 TO A POINT WHICH IS MIDWAY BETWEEN EAST LINE OF 15TH AVENUE AND WEST LINE OF GEORGE STREET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF LOT 4 TO THE SOUTH LINE OF LOT 8; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 8 TO THE EAST LINE OF LOT 4; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 4 A DISTANCE OF 13.15 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 429.15 FEET OF SAID LOT 4; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 429.15 FEET OF SAID LOT 4 TO THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THE EAST 72.75 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF AND EXCEPT THE NORTH 24 FEET, IN COOK COUNTY, ILLINOIS;

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ALSO DESCRIBED AS:

PART OF LOTS 4 AND 8, SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWN OF LEYDEN, VILLAGE OF MELROSE PARK, COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 00° 00' 00" WEST, 265.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 47' 23" EAST, 333.58 FEET; THENCE SOUTH 00° 00' 32" WEST, 242.25 FEET; THENCE NORTH 89° 47' 35" WEST, 159.65 FEET; THENCE NORTH 00° 07' 52" EAST, 13.17 FEET; THENCE NORTH 89° 47' 03" WEST, 173.93 FEET; THENCE NORTH 00° 00' 00" EAST, 229.07 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY DEEDS DATED MARCH 23, 1966 AND RECORDED APRIL 15, 1966 AS DOCUMENTS 19797655 AND 19797656, AND RERECORDED JUNE 2, 1966 AS DOCUMENTS 19844564 AND 19844565, FROM FALBO BUILDING CORPORATION TO RICHARD J. ABRAHAMSON, AND RICHARD J. ABRAHAMSON TO SEARS BANK AND TRUST COMPANY, AN ILLINOIS CORPORATION, OF CHICAGO, ILLINOIS, ITS SUCCESSOR OR SUCCESSORS, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 23RD DAY OF MARCH, 1966, KNOWN AS TRUST NUMBER 700854, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE LAND DESCRIBED IN SAID DEEDS.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY DEEDS DATED AUGUST 15, 1966 AND RECORDED SEPTEMBER 20, 1966 AS DOCUMENTS 19947767, 19947768, 19947769, 19947770, AND 19947771 FROM SEARS BANK AND TRUST COMPANY, AN ILLINOIS CORPORATION OF CHICAGO, ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST, DULY RECORDED AND DELIVERED TO SAID BANK IN PURSUANCE OF A TRUST AGREEMENT DATED THE 23RD DAY OF MARCH 1966, AND KNOWN AS TRUST NUMBER 700854 TO ROGER LEWIS, AND ROGER LEWIS TO SEARS BANK AND TRUST COMPANY, AN ILLINOIS CORPORATION, OF CHICAGO, ILLINOIS, ITS SUCCESSOR OR SUCCESSORS, AS TRUSTEE UNDER THE PROVISIONS OF TRUST AGREEMENTS DATED THE 15TH DAY OF AUGUST 1960, AND KNOWN AS TRUST NUMBERS 120149, 120148, 120147, AND 120146 FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE LAND DESCRIBED IN SAID DEEDS.

Address: 1945 N. 15th Avenue, Melrose Park, Illinois 60160

Legal Description:

12-34-404-035

PARCEL 1:

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THAT PART OF LOTS 4, 7 AND 8 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWN OF LEYDEN, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF LOT 4, WHICH POINT IS 100 FEET SOUTH OF THE NORTH LINE OF LOT 4; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 4 TO A POINT WHICH IS MIDWAY BETWEEN THE EAST LINE OF 15TH AVENUE AND THE WEST LINE OF GEORGE STREET; THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT WHICH IS MIDWAY BETWEEN THE EAST LINE OF 15TH AVENUE AND THE WEST LINE OF GEORGE STREET ON A LINE 241 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 4; THENCE WESTERLY ALONG A LINE 241 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 4 TO THE WEST LINE OF LOT 4; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 4 TO THE PLACE OF BEGINNING;

PARCEL 2:

THAT PART OF LOT 4 AND LOT 8 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWN OF LEYDEN, COUNTY OF COOK AND STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF LOT 4, WHICH POINT IS 241 FEET SOUTH OF THE NORTH LINE OF LOT 4; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 4 TO A POINT WHICH IS MIDWAY BETWEEN THE EAST LINE OF 15TH AVENUE AND THE WEST LINE OF GEORGE STREET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF LOT 4, 24 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 4 TO THE WEST LINE OF LOT 4; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 4, 24 FEET TO THE POINT OF BEGINNING;

ALSO DESCRIBED AS: PART OF LOTS 4, 7 AND 8, SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWN OF LEYDEN, VILLAGE OF MELROSE PARK, COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 00° 00' 00" WEST, 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 47' 23" EAST, 333.60 FEET; THENCE SOUTH 00° 00' 32" WEST, 165.00 FEET; THENCE NORTH 89° 47' 23" WEST, 333.58 FEET; THENCE NORTH 00° 00' 00" EAST, 165.00 FEET TO THE POINT OF BEGINNING.

Address: 1951-1953 N. 15th Avenue, Melrose Park, Illinois 60160

Legal Description: 12-34-404-031,
-032

PARCEL 1:

THAT PART OF LOTS 4, 6 AND 7 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTHERLY 100.00 FEET ALONG THE WEST LINE OF SAID LOT 4; THENCE EASTERLY 199.01 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 4 TO A LINE PARALLEL WITH AND 134.50 FEET WEST OF THE DIVISION LINE MIDWAY BETWEEN THE EAST LINE OF 15TH AVENUE AND THE WEST LINE OF GEORGE STREET AS SHOWN ON PLAT OF SAID SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34; THENCE NORTHERLY 100.00 FEET ALONG SAID PARALLEL LINE TO A POINT 199.08 FEET EAST OF THE POINT OF BEGINNING, AS MEASURED ALONG THE NORTH LINE AND EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 4; THENCE WESTERLY 199.08 FEET ALONG SAID PROLONGED LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

THAT PART OF LOTS 6 AND 7 IN THE SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 4 OF SAID SUBDIVISION; THENCE SOUTHERLY 100.00 FEET ALONG THE WEST LINE OF SAID LOT 4; THENCE EASTERLY 199.01 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY 134.50 FEET ALONG SAID PARALLEL LINE TO A DIVISION LINE MIDWAY BETWEEN THE EAST LINE OF 15 AVENUE AND THE WEST LINE OF GEORGE STREET AS SHOWN IN THE PLAT OF SAID SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTHERLY 100.00 FEET ALONG SAID DIVISION LINE TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 4, SAID PROLONGED LINE ALSO BEING 8.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6; THENCE WESTERLY 134.50 FEET WEST OF THE AFORESAID DIVISION LINE; THENCE SOUTHERLY 100.00 FEET PARALLEL WITH SAID DIVISION LINE, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO DESCRIBED AS:

PART OF LOTS 4, 6 AND 7, SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWN OF LEYDEN, VILLAGE OF MELROSE PARK, COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 89° 47' 23" EAST, 333.62 FEET; THENCE SOUTH 00° 00' 32" WEST, 100.00 FEET; THENCE NORTH 89° 47' 23" WEST, 333.60 FEET; THENCE NORTH 00° 00' 00" EAST, 100.00 FEET TO THE POINT OF BEGINNING.