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Doc#. 2208118138 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/22/2022 08:00 AM Pg: 1 of 5

WHEN RECORDED RETURN BY MAIL TO:
First American Title Company
National Commercial Services
1790 Hughes Landing Blvd., Suite 110
The Woodlands, Texas 77380
ATTN: Sharon P. Mork
Vice President/Manager
Sr. Commercial Escrow Officer

#67464

THIS DOCUMENT PREPARED BY:
Jill Casson Owen
Snell & Wilmer LLP
1 South Church Avenue, Suite 1500
Tucson, AZ 85701

On Behalf of:

Starbucks Coffee Company
2401 Utah Avenue South, Suite 800
Mailstop: S-LA3
Seattle, Washington 98134
Store: Sauk Trail & Cicero
Richton Park, IL
#67464

MEMORANDUM OF LEASE

This Memorandum of Lease ("Memorandum") is entered into by and between 4871 Sauk Trail LLC, an Illinois limited liability company, having its principal place of business at 226 North Morgan Street, Suite 300, Chicago, Illinois 60607, Attn: Christopher Heikis ("Landlord"), and Starbucks Corporation, a Washington corporation, having an office at 2401 Utah Avenue South, Seattle, Washington 98134 ("Tenant"), Landlord and Tenant having entered into a commercial lease having an Effective Date of ~~October 12~~ October 12, 2022 ("Lease").

1. The Lease covers certain commercial property located at 4871 Sauk Trail, Richton Park, Illinois, consisting of approximately 2,225 square feet of Gross Leasable Area ("Premises"), all as more particularly described in the Lease. The legal description of the Property on which the Premises is located is attached hereto as Exhibit A and incorporated herein by this reference.

2. The Lease provides for the rental of the Premises by Tenant for a term of ten (10) years ("Initial Term").

3. The Lease grants to Tenant the right to renew the Initial Term for up to four (4) consecutive five (5)-year period(s) ("Extension Term[s]") 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. Base Rent during any Extension Term(s) shall be as specified in the Lease.

4. Tenant may use and occupy the Premises and Drive-Through Facility and Outdoor Seating Area for any lawful retail or restaurant use, including, without limitation, the sale of beer and wine.

55-746834 -K

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Accommodation recording only;
document not reviewed,
and no insurance provided.

MAR 18 2021

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5. Landlord shall not use or allow any other person or entity (except Tenant) to use any portion of the Property for the sale of (a) whole or ground coffee beans; (b) espresso, espresso-based drinks, or coffee-based drinks; (c) tea or tea-based drinks; (d) brewed coffee; and/or (e) blended beverages.

6. 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.

7. This Memorandum may be signed in two (2) or more counterpart copies 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)]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease this 26 day of October, 2021.

LANDLORD:

4871 SAUK TRAIL LLC, an Illinois limited liability company

By: [Signature]
Christopher Ilekis, its Manager

ACKNOWLEDGEMENT OF LANDLORD

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On the 26th day of October, 2021, before me, the undersigned, personally appeared Christopher Ilekis, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within this Memorandum of Lease and acknowledged to me that he/she executed the same in his/her capacity as Manager of 4801 Sauk Trail LLC, an Illinois limited liability company, and that by his/her signature executed the instrument on behalf of said limited liability company.

[Signature]
NOTARY PUBLIC for the State of Illinois
My commission expires: 10/31/2025
Print Name: Molly Cathcart

Notarial Stamp/Seal



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TENANT:

STARBUCKS CORPORATION,
a Washington corporation

By: 

Print Name: Ray Silverstein
Title: vice president

ACKNOWLEDGEMENT OF STARBUCKS CORPORATION

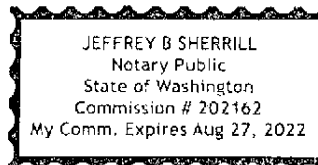
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

This record was acknowledged before me on 14 October 2021 by Ray Silverstein as vice president of **STARBUCKS CORPORATION**, a Washington corporation.



NOTARY PUBLIC in and for the State of Washington
My appointment expires: Aug 27, 2022
Print Name: Jeffrey B Sherrill

Notarial Stamp/Seal



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EXHIBIT A TO MEMORANDUM OF LEASE

Legal Description of the Property

Tax Parcel Number: 31-33-203-061

That certain tract of land situated in the County of Cook, State of Illinois, and more particularly described below.

LOT 2 OF ROSE SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED FEBRUARY 3, 2000 AS DOCUMENT NO. 00099338 IN COOK COUNTY, ILLINOIS

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