

# UNOFFICIAL COPY

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KAREN A. YARBROUGH  
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(Space above reserved for Recorder of Deeds certification)

**Title of Document** Memorandum of Lease

**Date of Document:** February 22, 2024

**Grantor(s):** 1319 North Ave LLC

**Grantee(s):** Andy's Frozen Custard Stores, LLC  
211 E. Water Street  
Springfield, Missouri 65806

**Legal Description:** See Exhibit A  
**PREPARED BY &**

**When recorded, return to:**  
**Ms. Rachelle M. Biondo**  
**Rouse Frets White Goss Gentile Rhodes, P.C.**  
**4510 Belleview, Suite 300**  
**Kansas City, MO 64111**

PIN: 12-34-405-021-0000

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## MEMORANDUM OF LEASE

This Memorandum of Lease (the "**Memorandum**") is made as of this 22 day of February, 2024 between **1319 North Ave LLC**, an Illinois limited liability company ("**Landlord**"), and **ANDY'S FROZEN CUSTARD STORES, LLC**, an Illinois limited liability company, whose mailing address is 211 E. Water Street, Springfield, MO 65806 ("**Tenant**").

This Memorandum is made under the following circumstances:

A. Landlord is the owner of certain real property located in Cook County, Illinois more fully described in Exhibit A attached hereto and incorporated herein (the "**Premises**").

B. Landlord and Tenant entered into a Ground Lease Agreement effective August 17, 2023 (the "**Effective Date**") (collectively, the "**Lease**"), pursuant to which Landlord has leased to Tenant the Premises.

C. Landlord and Tenant have agreed to make and record this Memorandum for purposes of giving record notice of the Lease and terms and provisions thereof, each of which are deemed incorporated herein and made a part of this Memorandum.

NOW, THEREFORE, the parties hereby memorialize the following provisions of the Lease, subject to the further terms and conditions expressly provided for therein:

1. The initial term of the Lease (the "**Term**") shall be for a period of twenty (20) years. Tenant may extend the Term of the Lease for four (4) additional five (5) year periods of time (each an "**Option Term**") upon the terms set forth in the Lease. The word "Term" as used herein shall refer to the Term and any Option Terms that occur.

2. This Memorandum is being recorded solely to give notice in the public records of Cook County, Illinois of the Lease. This Memorandum shall not be deemed an amendment or modification of the Lease, the full terms and provisions of which are not affected hereby.

[SIGNATURES ON THE FOLLOWING PAGES.]

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IN WITNESS WHEREOF, the parties each caused their duly authorized officers to execute this Memorandum as of the date and year first above-written.

**LANDLORD:**

**1319 NORTH AVE LLC,**  
 an Illinois limited liability company

By: \_\_\_\_\_  
 George J. Andrews, Manager

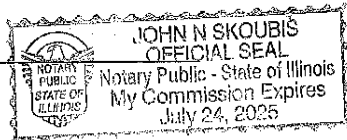
STATE OF Illinois )  
 ) ss.  
 COUNTY OF Cook )

On this 22<sup>nd</sup> day of February, 2024, before me, the undersigned Notary Public, in and for said state, personally appeared George J. Andrews, the Manager of 1319 North Ave, LLC, an Illinois limited liability company, known to me to be the person who executed the within document in behalf of said entities and acknowledged to me that he executed the same for the purposes therein stated.

Subscribed and sworn to me the day and year above written.

\_\_\_\_\_  
 Notary Public


My commission expires:



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**TENANT:**


**Andy's Frozen Custard Stores, LLC,**  
An Illinois limited liability company

By:   
Andy Kuntz, Manager

STATE OF Missouri )  
 ) ss.  
COUNTY OF Greene )

On this 8<sup>th</sup> day of February, 2024, before me, the undersigned Notary Public, in and for said state, personally appeared Andy Kuntz, the Manager of Andy's Frozen Custard Stores, LLC, an Illinois limited liability company, known to me to be the person who executed the within document in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

Subscribed and sworn to me the day and year above written.

  
Notary Public:

My commission expires:

January 16, 2026

LIANA MOORE Notary Public - Notary Seal State of Missouri Commissioned for Greene County My Commission Expires: January 16, 2026 Commission Number: 14568409
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## **EXHIBIT A** **Legal Description**

THE EAST 180.00 FEET OF THE WEST 210.00 FEET OF THE SOUTH 280.00 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, A DISTANCE OF 104.85 FEET NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE WEST TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, A DISTANCE OF 104.50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION, IN COOK COUNTY, ILLINOIS.

### **PROPERTY COMMONLY KNOWN AS:**

**1319 NORTH AVE  
MELROSE PARK, IL., 60160**