

# UNOFFICIAL COPY



\*2417318218\*

## EXHIBIT A -MEMORANDUM OF LEASE

Doc# 2417318218 Fee \$93.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/21/2024 2:58 PM

PAGE: 1 OF 3

Recording requested by and mail to:

JETZ SERVICE CO., INC.

1001 Dupage Avenue

Lombard, IL 60148 LID: #67329

THIS MEMORANDUM OF LEASE is entered

on this 12th day of March, 2024 by and

between Waterton Laurels Exchange, LLC

hereinafter referred to as "LESSOR"), and

Jetz Service Co., Inc., (hereinafter referred to

as "LESSEE"). Lessor by these premises

does lease to Lessee, and Lessee does

hereby accept the possession of the room or rooms described below and located on the real property and improvements consisting of 520 multi-unit housing units, located at 8712 S. 87<sup>th</sup> Terrace, Justice, IL 60458. Lessor warrants and represents that only 0 units are plumbed with their own washer and or/dryer connections.

Lessor and Lessee have entered into an unrecorded lease containing the provisions included herein and certain additional provisions. The provisions of the unrecorded lease are incorporated herein by this reference. A copy of the unrecorded lease is available for inspection by persons having a legitimate interest in the Property from the Home Office of the Lessee located at 901 NE River Road, Topeka, Kansas 66616-1133.

**1. Exclusive use and possession of the Leased premises.** Lessor does hereby grant, convey and transfer to Lessee the exclusive use and possession of certain premises, described as encompassing approximately 2,548 square feet for its use as a laundry facility (hereinafter referred to as the "Leased Premises").

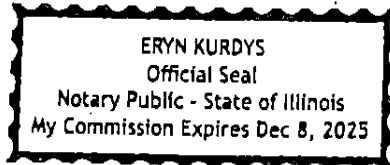
**2. Term.** The term of this lease shall be for 5 years from the date of the date of the final installation of Lessee's laundry equipment, plus any applicable renewal provisions.

**3. Assignment or Transfer.** This lease shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, assigns or transferees.

**4. Non-Competition Clause.** This lease contains a covenant by the Lessor not to compete, which is binding upon, and inure to the benefits of the heirs, administrators, successors, and assigned of Lessor.

STATE OF ILLINOIS )

COUNTY COOK ) SS



Waterton Laurels Exchange, LLC LESSOR

BY [Signature]

Armedin Kahvedzic  
Print Name

This instrument was acknowledged before me on 9TH DAY OF MAY, 2024

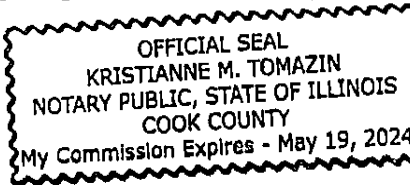
by ALMEDIO KAHVEDZIC as LESSOR TITLE of WATERTON LAURELS EXCHANGE, LLC COMPANY

My commission expires: 12/08/2025

[Signature]  
Notary Public within and for said County and State

STATE OF IL )

COUNTY COOK ) SS



JETZ SERVICE CO., INC. LESSEE

BY [Signature]

Christopher J Bowling, Account Manager  
Print Name / Title

This instrument was acknowledged before me on 5-15, 2024

by Christopher J Bowling as Account Manager of JETZ SERVICE CO., INC.

My commission expires: 5-19-24

[Signature]  
Notary Public within and for said County and State

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ADDRESS:

THE LAURELS OF WILLOW HILL

COMMONLY KNOWN AS: 8712 S. 87<sup>TH</sup> TERRACE, JUSTICE, ILLINOIS 60458-2044 AND ALSO KNOWN AS 8659 87<sup>TH</sup> STREET, JUSTICE, ILLINOIS 60458-2044

PINS – 18-35-302-005-0000, 18-35-302-009-0000

DESCRIPTION OF THE LAND:

REAL PROPERTY IN THE VILLAGE OF JUSTICE, COUNTY OF COOK, STATE OF ILLINOIS, BEING ALL THAT LOT OR PARCEL OF LAND WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO, WHICH IS DESCRIBED AS FOLLOWS:

THE SOUTH 1600.00 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE WEST 521.78 FEET THEREOF; AND EXCEPT THEREFROM THE EAST 50.00 FEET OF THE WEST 571.78 FEET OF THE SOUTH 700.00 FEET THEREOF; AND EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF THE WEST ½ OF SAID SOUTHWEST ¼ AND A LINE 1600.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE WEST ½ OF SAID SOUTHWEST ¼; THENCE WEST ON SAID LINE 1600.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE WEST ½ OF SAID SOUTHWEST ¼, A DISTANCE OF 235.00 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO A POINT ON THE EAST LINE OF THE WEST ½ OF SAID SOUTHWEST ¼, 175 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ON THE EAST LINE OF THE WEST ½ OF SAID SOUTHWEST ¼, 175.00 FEET TO A POINT OF BEGINNING; AND EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 1600.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE WEST ½ OF SAID SOUTHWEST ¼ AND A LINE 521.78 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST ¼; THENCE EAST ON SAID LINE 1600.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE WEST ½ OF SAID SOUTHWEST ¼, A DISTANCE OF 450.00 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE TO A POINT ON SAID LINE 521.78 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST ¼ SAID POINT BEING 210.00 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ON SAID LINE 521.78 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST ¼, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

AND ALSO EXCEPT THE SOUTH 50.00 FEET OF THE LAND AS DEDICATED FOR ROAD PURPOSES BY INSTRUMENT DATED JANUARY 20, 1966 AND RECORDED MARCH 9, 1966 AS DOCUMENT 19761842.

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AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE WEST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF THE WEST ¼ OF SAID SOUTHWEST ¼, 175.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1600.00 FEET OF THE WEST ¼ OF THE SAID SOUTHWEST ¼; THENCE SOUTH 0 DEGREES 3 MINUTES 8 SECONDS EAST ON SAID EAST LINE OF THE WEST ¼ OF THE SOUTHWEST ¼, 59.69 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 52 SECONDS WEST, 23.00 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CIRCLE NORTH 26 DEGREES 39 MINUTES 42.50 SECONDS WEST, A DISTANCE OF 48.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 53 DEGREES 16 MINUTES 17 SECONDS WEST, 40.85 FEET; THENCE NORTH 36 DEGREES 43 MINUTES 43 SECONDS EAST 12.33 FEET; THENCE NORTH 53 DEGREES 21 MINUTES 28 SECONDS WEST 185.41 FEET TO A POINT OF CURVE; THENCE WESTERLY ON THE ARC OF A CIRCLE CONVEX TO THE NORTH HAVING A RADIUS OF 104.42 FEET AND A CHORD BEARING OF NORTH 83 DEGREES 34 MINUTES 44 SECONDS WEST, A DISTANCE OF 110.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66 DEGREES 12 MINUTES 01 SECONDS WEST 449.21 FEET; THENCE SOUTH 49 DEGREES 35 MINUTES 16 SECONDS WEST 9.15 FEET; THENCE SOUTH 23 DEGREES 48 MINUTES 44 SECONDS EAST, 8.94 FEET; THENCE SOUTHWESTERLY ON THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 82.15 AND A CHORD BEARING OF SOUTH 33 DEGREES 05 MINUTES 43 SECONDS WEST A DISTANCE OF 94.90 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 23.00 FEET TO THE EAST LINE OF THE WEST 521.78 FEET OF AFORESAID SOUTHWEST ¼; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE EAST LINE OF THE WEST 521.78 FEET OF SAID SOUTHWEST ¼, 97.69 FEET; THENCE NORTHEASTERLY 496.56 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH 1600.00 FEET OF AFORESAID SOUTHWEST ¼ A DISTANCE OF 450.00 FEET EAST OF THE EAST LINE OF THE WEST 521.78 FEET OF SAID SOUTHWEST ¼; THENCE EAST ALONG THE SAID NORTH LINE OF THE SOUTH 1600.00 FEET OF AFORESAID SOUTHWEST ¼ A DISTANCE OF 123.23 FEET TO A POINT 235.00 FEET WEST OF THE EAST LINE OF THE WEST ¼ OF SAID SOUTHWEST ¼; THENCE SOUTHEAST 293.56 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.