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MEMORANDUM LEASE 2 2 6 0

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THIS MEMORANDUM LEASE, made and entered into this _____ day of _____, 19 85, by and between LA SALLE NATIONAL BANK, not personally but as Trustee under Trust Agreement dated August 13, 1982 known as Trust No. 105174

hereinafter referred to as "LANDLORD," AND JERRICO, INC. a Kentucky corporation, with its principal office in Lexington, Fayette County, Kentucky, hereinafter referred to as "TENANT."

WITNESSETH, that:

1. The Landlord, in consideration of the rents reserved and agreed to be paid by Tenant, and of the covenants, agreements, conditions and understandings to be performed and observed by Tenant, all as more fully set out in a Lease

executed by Landlord and Tenant, and dated the 31st day of December, 19 84, hereby lets, leases and demises to the Tenant a certain store premises located at 1297 North Milwaukee Avenue, Chicago, Illinois, which store premises is located on a tract of land which is legally described on Exhibit A attached hereto.

2. The term of this Lease shall commence on May 16, 1985 and terminate on May 31, 1995.

at least

3. The Tenant may, at its option, and by giving written notice to the Landlord/two hundred seventy (270) days

prior to the expiration of this Lease, extend this lease for one (1) additional term

of five (5) years and Tenant may also, by giving written notice to Landlord at least two hundred seventy (270) days prior to the expiration of the first extended term period, extend this lease for one (1) additional term of five (5) years.

4. This memorandum lease is subject to all of the terms, conditions and understandings set forth in the above mentioned lease between the Landlord and Tenant, which agreement is incorporated herein by reference and made a part hereof, as fully as though copied verbatim herein.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum to be duly executed as of the day and year first above written.

LA SALLE NATIONAL BANK, TRUSTEE
Under Trust No. 105174 and its successors

BY: [Signature]

VICE PRESIDENT

LANDLORD

JERRICO, INC.

By: [Signature]
John E. Tobe

Title: President

TENANT

Attestation of Witness

(Seal)

ATTEST of WITNESS

(Seal)

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CORPORATE ACKNOWLEDGMENT
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STATE OF _____

COUNTY OF _____

On this the _____ day of _____, 19____, before me, _____, the undersigned notary, personally appeared _____, who acknowledged himself to be the _____ of _____ a corporation, and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____

In witness whereof I hereunto set my hand and official seal.

My Commission Expires: _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

On this the _____ day of _____, 19____, before me, _____, the undersigned notary, personally appeared _____, known to me to be the person whose name _____ subscribed to the within instrument and acknowledged that _____ he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My Commission Expires: _____

SEE RIDER

STATE OF KENTUCKY

COUNTY OF FAYETTE

The foregoing instrument was acknowledged before me this 17th day of September, 1985, by John L. Tohe, President of Jerrico, Inc., a Kentucky corporation on behalf of the corporation.

My Commission Expires: 10/1/88

Linda L. Paking
Notary Public, State-at-Large, Kentucky

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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Kathy Pacana

I, _____ a Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY THAT JOSEPH W. Linn Assistant Vice President of LA SALLE NATIONAL BANK, and JAMES A. Clark Assistant Secretary of said Bank personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he, as custodian of the Corporate Seal of said Bank, did affix said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 2nd day of October A.D. 19 88.

Kathy Pacana
Notary Public

My Commission Expires: 6-11-88

ATTACHED TO BE A PART HEREOF

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Legal Description

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Lots 1 through 43 inclusive (except that part of said Lots 1 through 24 lying within the East 50 feet of Section 6), all in Block 1 in Bauwans and Hoffman's Subdivision of part of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian;

Also, Lots 5 through 26 inclusive all in Block 2 in said Bauwans and Hoffman's Subdivision;

Also, Lots 1 through 5 inclusive, all in Hoffman's Resubdivision of Lots 1 to 4 in Block 2 in said Bauwans and Hoffman's Subdivision;

Also, Lot 1, Lot 2, the Southeasterly 8 feet of Lot 3, all of Lots 4 to 11, both inclusive, Lot 12 (except the Southwesterly 24 feet thereof dedicated for alley as shown by the plat of such dedication recorded in the Recorders Office in Cook County, Illinois, book 165 of plats, page 29), Lot 13 (except the Southwesterly 24 feet of that part thereof lying Northwesterly of the Southeasterly 8 feet of said Lot 13 dedicated for alley as shown by the plat of such dedication in the Recorders Office of Cook County, Illinois, book 165 of plats, page 29) and all of Lots 14 to 18, both inclusive, all in Block 3 in said Bauwans and Hoffman's Subdivision;

Also, Lots 19 and 20 in Block 3 in said Bauwans and Hoffman's Subdivision (except that part of said Lots 19 and 20 described as follows: Beginning at a point on the Southwesterly line of Lot 19, which point is 120 feet West of the West line (measured at right angles thereto) of North Ashland Avenue, as widened; thence due East perpendicular to the West line of North Ashland Avenue, as widened, a distance of 19.51 feet to a point on the Southeasterly line of Lot 20, which point is 26.23 feet Northwesterly of the most Southerly corner of said Lot 20; thence Southwesterly along the Southeasterly line of Lot 20, 26.23 feet to the most Southerly corner thereof; thence Northwesterly along the Southwesterly line of Lots 20 and 19, a distance of 29.47 feet to the point of beginning);

Also, Lot 21 in Block 3 in said Bauwans and Hoffman's Subdivision (except that part of said Lot 21 described as follows: Beginning at the most Westerly corner of Lot 21; thence Northwesterly along the Northwesterly line of Lot 21, a distance of 26.23 feet; thence following a line which is perpendicular to the West line of North Ashland Avenue, as widened, a distance of 20.45 feet to a point which is 60 feet West of the West line of North Ashland Avenue, as widened; thence South along a line which is 60 feet West of and parallel to the West line of North Ashland Avenue, as widened, a distance of 13.09 feet to the Southeasterly line of Lot 21; thence Southwesterly along the Southeasterly line of said Lot 21, a distance of 20.66 feet to the most Southerly corner of Lot 21; thence Northwesterly along the Southwesterly line of Lot 21, 24.00 feet to the point of beginning);

Also, Lots 22 and 23 in Block 3 in said Bauwans and Hoffman's Subdivision (except that part of said Lots 22 and 23 lying within the East 50 feet of Section 6, also except that part of said Lots 22 and 23 described as follows: Beginning at a point on the Southwesterly line of Lot 23, which point is 60 feet West of the West line (measured at right angles thereto) of North Ashland Avenue, as widened; thence Northwesterly along the Southwesterly line of Lots 23 and 22, a distance of 26.76 feet to the most Westerly corner of Lot 22; thence Northwesterly along the Northwesterly line of Lot 22, a distance of 30.35 feet to a point which is 60 feet West of the West line of North Ashland Avenue, as widened; thence South along a line which is 60 feet West of and parallel to the West line of North Ashland Avenue, as widened; a distance of 40.18 feet to the point of beginning);

Also, Lot 24, Lot 25 (except that part of Lots 24 and 25 lying within the East 50 feet of Section 6, also except that part of Lot 25 conveyed to the City of Chicago by Quit Claim Deed recorded February 28, 1957 as Document No. 16835618 in Cook County, Illinois), and Lots 37 through 59 inclusive all in Block 3 in said Bauwans and Hoffman's Subdivision;

Also, vacated West Evergreen Avenue between the East line of North Paulina Street and the West line of vacated North Bauwans street;

Also, vacated North Bauwans Street between the South line of West Blackhawk Street and the West line of North Ashland Avenue, as widened;

Also, the vacated 16 foot alley in Block 1 in said Bauwans and Hoffman's Subdivision lying South of the South line of West Blackhawk Street and North of the Northeastly line of vacated North Bauwans Street;

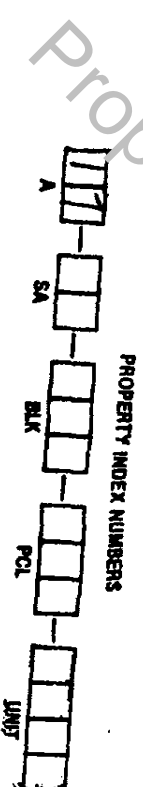
Also, the vacated 16 foot alley in Block 2 in said Bauwans and Hoffman's Subdivision lying South of the South line of West Blackhawk Street and North of the North line of vacated West Evergreen Avenue;

Also, the vacated 16 foot alley in Block 3 in said Bauwans and Hoffman's Subdivision lying Southeast of the South line of vacated West Evergreen Avenue and Northwest of the Northwestly line of Lot 36 in said Block 3 extended Northeastly;

Also, all of the vacated Northeastly-Southwestly 16 foot public alley as dedicated by plat recorded in the Office of the Recorder of Deeds of Cook County, Illinois, April 23, 1909, as Document No. 4363850 and being described as, that part of Lot 3 in Block 3 lying Northwestly or a line parallel to and 8 feet Northwestly of the Southeastly line of said Lot 3 in Block 3 in said Bauwans and Hoffman's Subdivision;

Also, all of the vacated 24 foot by 40 foot area dedicated for public alley by plat recorded in the Office of the Recorder of Deeds of Cook County, Illinois, August 10, 1921, as Document No. 7231459, being described as the Southwestly 24 feet of Lots 12 and 13, except the Southeastly 8 feet of said Lot 13 in Block 3 in said Bauwans and Hoffman's Subdivision; all in Cook County, Illinois.

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