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By this Memorandum of Lease, made in multiple counterparts the 18th day of September, 1987, between AMALGAMATED TRUST AND SAVINGS BANK, as Trustee under Trust Agreement dated August 21, 1987, and known as Trust No. 5303 hereinafter called "Landlord", and BOND DRUG COMPANY OF ILLINOIS, an Illinois corporation, hereinafter called "Tenant",

Landlord hereby leases to Tenant, and Tenant hereby rents from Landlord, for the term commencing June 1, 1988, and continuing to and including May 31, 2028, subject to adjustment as provided in Article 3(a), subject to prior termination as hereinafter provided, the premises located in the City of South Holland, State of Illinois, to include not less than 87 feet of frontage facing 162nd Street and not less than 139 feet of depth being an irregularly shaped area containing 12,001 square feet on the first floor, in the new one story building to be erected and completed by Landlord and together with all improvements, appurtenances, easements and privileges belonging thereto, all as shown on the plan attached hereto and made a part hereof as Exhibit "A" and hereafter referred to as the "Leased Premises" and on a parcel of property as legally described in Exhibit "B" hereto attached and made a part hereof and hereinafter referred to as the "Landlord's Parcel".

Tenant shall pay a rent of One Dollar (\$1.00) per year.

Provisions for further and additional rent and the other terms, covenants and conditions of said letting, including the options on the part of Tenant for prior termination, are set forth at length in another lease, bearing even date herewith between the parties hereto and all of said provisions, terms, covenants and conditions are, by reference thereto, hereby incorporated in and made a part of this lease.

Said other lease, among other things, contains the following provisions:

"PARKING

"(a) It is an express condition of this lease that at all times during the term of this lease, Landlord shall provide, maintain, repair, adequately light when necessary during Tenant's business hours, clean, promptly remove snow and ice from, supervise and keep available the Parking Areas as shown on Exhibit A, and also adequate service and receiving areas, sidewalks, curbs, roadways and other facilities appurtenant thereto. Said Parking Areas shall be for the free and exclusive use of customers, invitees and employees of Tenant and other occupants of Landlord's Parcel. There shall be no changes in the grade elevations in the Parking Areas which exceed five percent (5%), and such Parking Areas shall be suitably paved and drained. There shall be no steps or ramps in the sidewalks shown on Exhibit A, except as may be shown on Exhibit A. No buildings or other structures shall be erected within the areas shown on Exhibit A except as indicated thereon. Said Parking Areas shall have automobile entrances and exits from and to adjacent streets and roads, which said entrances and exits shall be of such size and at such locations as are shown on Exhibit A. Automobile traffic aisles in said Parking Areas shall run in directions shown on Exhibit A.

(This Instrument Prepared by A. M. Resnick, 200 Wilmot Road, Deerfield, Illinois 60015)

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, ~~ALAN RESNICK~~, a Notary Public, do hereby certify that ~~William H. Stahl~~, personally known to me to be the Vice President of AMALGAMATED TRUST AND SAVINGS BANK, as Trustee under Trust Agreement dated \_\_\_\_\_ and known as Trust No. \_\_\_\_\_, and \_\_\_\_\_, personally known to me to be the Asst. Secretary of said Bank, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Asst. Secretary, they signed and delivered the said instrument as Vice President and Asst. Secretary of said Bank, and caused the seal of said Bank to be affixed thereto, pursuant to authority given by the Board of Directors of said Bank as their free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

My commission expires: \_\_\_\_\_

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

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF LAKE )

I, ALAN RESNICK, a Notary Public, do hereby certify that William H. Stahl, personally known to me to be the Vice President of BOND DRUG COMPANY OF ILLINOIS, an Illinois corporation, and R.C. Hildebrandt, personally known to me to be the Asst. Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Asst. Secretary, they signed and delivered the said instrument as Vice President and Asst. Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 1 day of October, 1987.

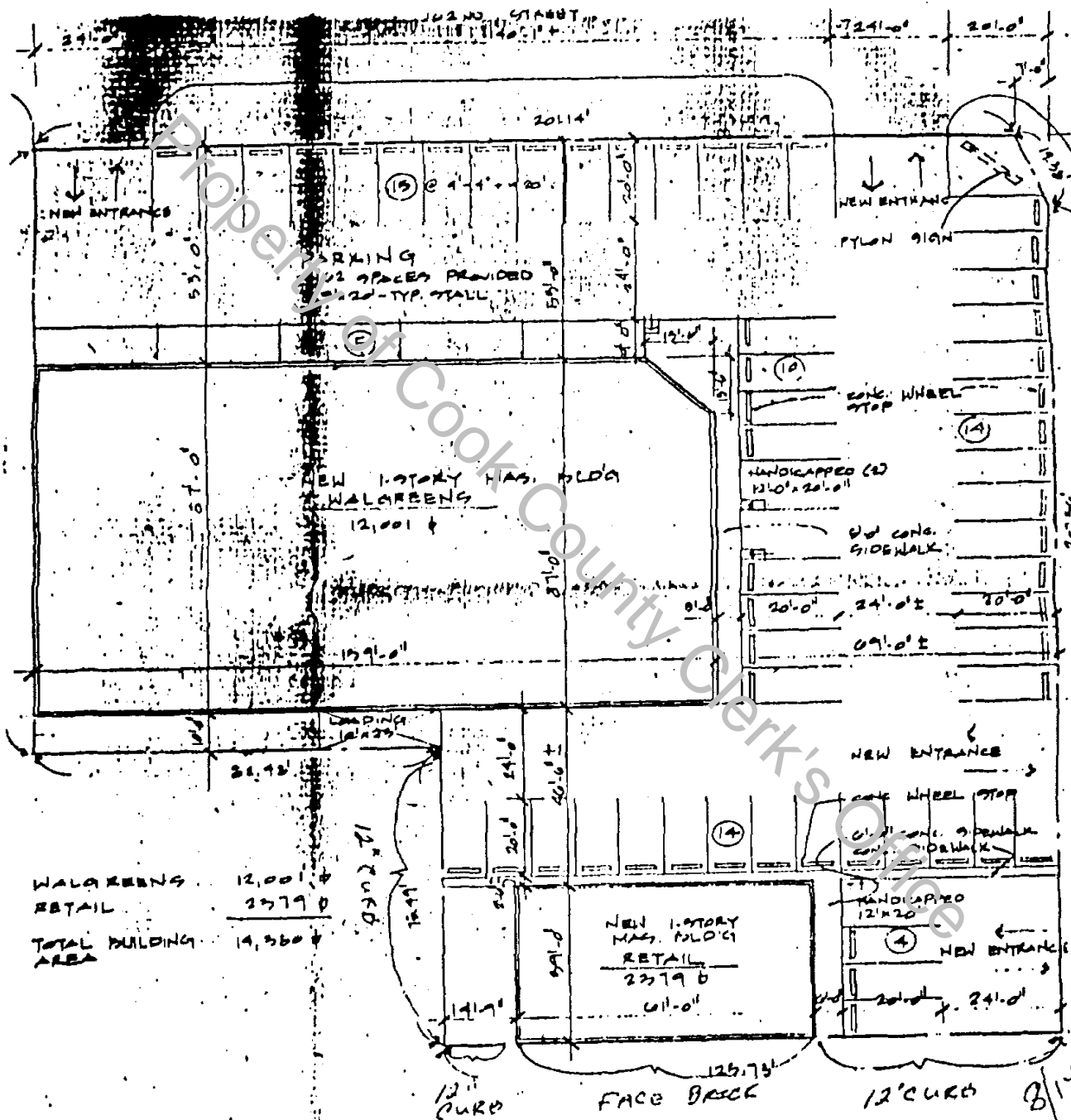
My commission expires: 4/14/89

Alan Resnick  
Notary Public

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SITE PLAN - SCHEME 'A'

EXHIBIT A

# UNOFFICIAL COPY

PARCEL 1:

LOT 1 AND LOT 2 IN DEYOUNG'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1957 AS DOCUMENT 16821944 (EXCEPTING FROM SAID LOT 1 THAT PART THEREOF DESCRIBED AS:

BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 1, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 13 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT OF INTERSECTION WITH A LINE LYING 6 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1, SAID POINT LYING 18 FEET SOUTH OF SAID NORTH EAST CORNER OF LOT 1 (AS MEASURED ALONG SAID EAST LINE OF LOT 1); THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 146.15 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 1; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 6 FEET TO THE SOUTH EAST CORNER OF SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE OF LOT 1 A DISTANCE OF 164.15 FEET TO THE POINT OF BEGINNING, AND ALSO (EXCEPTING THEREFROM THE EAST 6 FEET OF LOT 2, AS CONDEMNED IN CASE NUMBER 82L12148) IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOT 7 IN DEYOUNG'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1957 AS DOCUMENT 16821944, IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE EAST 1/2 OF THE HERETOFORE VACATED 16 FOOT PUBLIC ALLEY LYING WEST OF AND ADJOINING AFORESAID LOT 1 IN DEYOUNG'S SUBDIVISION TOGETHER WITH THE WEST 1/2 OF THE HERETOFORE VACATED 16 FOOT PUBLIC ALLEY LYING EAST OF AND ADJOINING AFORESAID LOT 7 IN DEYOUNG'S SUBDIVISION, IN COOK COUNTY, ILLINOIS

P. I. N. #s 29-22-106-003-1017 DAD un  
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29-22-106-007-1012 87579580

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~~\$16.00~~

Cook County Clerk's Office

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EXHIBIT B



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