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Recorded at the request of
CROWN BOOKS, and to
be mailed after recording to

For Recordors' Use:

CROWN BOOKS
Attn: Legal Department
3300 75th Avenue
Landover, Maryland 20785
ATTN: DARLENE JACKSON

Permanent Parcel # 019 020029033053

MEMORANDUM OF LEASE

Under date of April 22, 1989 LASALLE NATIONAL BANK, ~~NOT INDIVIDUALLY BUT SOLELY AS~~
~~TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 26, 1984, AND KNOWN AS TRUST NO. 108573,~~
hereinafter called "Lessor," and Crown Books Corporation, a Delaware corporation, hereinafter
called "Lessee," entered into a Lease which provides among other things, that for and in consideration
of the rental herein reserved and upon the terms, conditions, covenants and provisions set forth at
length therein, the Lessor leases, lets and demises under the Lease and the Lessee does take, accept,
and rent from the Lessor for the term set forth in such Lease those certain premises situated in the
^{village of Chicago Ridge} ~~City of Chicago~~, County of Cook, State of Illinois, and more particularly described in
Schedule A attached hereto and made a part hereof and shown on a Plot Plan attached to and made a part
of said Schedule A, together with all easements, rights, and appurtenances in connection therewith or
thereunto belonging.

The above referred to Lease is made upon the terms, conditions, covenants and provisions set
forth at length therein, each and all of which terms, conditions, covenants and provisions are hereby
incorporated herein with the same force and effect as if set out at length herein.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day and year first
above written.

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NOT INDIVIDUALLY BUT SOLELY AS
LASALLE NATIONAL BANK, ~~TRUSTEE UNDER~~
~~TRUST AGREEMENT DATED JUNE 26, 1984, AND KNOWN AS TRUST~~
NO. 108573

Attest: [Signature]
Assistant Secretary

[Signature]
(Name & Title)
JOSEPH W. LANG VICE PRESIDENT
(Name & Title)

Lessor

CROWN BOOKS CORPORATION

By: [Signature]
President
By: [Signature]
Asst Secretary

Lessee

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SCHEDULE A

DESCRIPTION OF PROPERTY AND PLOT PLAN

Attached to and forming a part of that certain Lease and Memorandum of Lease executed under date of April 22, 1988 by and between LASALLE NATIONAL BANK, ~~AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 26, 1984, AND KNOWN AS TRUST NO. 108573,~~ NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 26, 1984, AND KNOWN AS TRUST NO. 108573,

as Lessor and CROWN BOOKS CORPORATION, as Lessee.

LESSOR'S PROPERTY. The demised premises are a portion of Lessor's entire property, situated in the Village of Chicago Ridge, County of Cook, State of Illinois and now commonly known as a portion of Chicago Ridge Commons. Such property, herein referred to as "Lessor's Property", means the entire property within the outer property limits shown on the plot plan initialed by the parties hereto, dated attached hereto, and made a part hereof ("plot plan"). The legal description of Lessor's Property is set forth in paragraph 7 of this Schedule A.

2. DEMISED PREMISES. Lessor's Property provides a site for a store building in the location designated "Crown Books" on the plot plan. Such building is now thereon, or is to be erected pursuant to Schedule B herof by Lessor or Lessee, containing ^{not less than} 2,300 square feet and having inside dimensions of approximately 20' x 115'. Said building site, building, improvements, and appurtenances, and fixtures and equipment owned by Lessor, now or hereafter located thereon, are collectively referred to in this Lease as the "premises" or "demised premises".

3. COMMON AREA EASEMENTS. Lessee, its agents, employees, patrons and invitees, in common with Lessor and all other tenants of portions of Lessor's Property and their respective agents, employees, patrons, and invitees shall have and is hereby granted, during the entire term of this Lease, the free, uninterrupted, and non-exclusive use of the common areas of Lessor's Property ("common areas"), as hereinafter defined, which use by all users shall be for the purpose of ingress, egress, service utilities, and parking, and which parking ~~area~~ shall consist of not less than 1,000 parking spaces, located as shown on the plot plan. The common areas shall be defined as the sidewalks, driveways, roadways, parking areas, non-enclosed mall ~~area~~, landscaped areas and all other areas of Lessor's Property except those areas designated as "building area" on the plot plan. Lessor may not use, nor permit any other person to use, the common areas for the benefit of any property, adjoining or otherwise, other than Lessor's Property as defined herein. Except as provided in paragraph 12.3 of this Lease, Lessee shall have no obligation or liability whatsoever in connection with the ownership, maintenance, or management of the common areas and Lessor shall manage, operate and maintain all such common areas, or cause the same to be done on its behalf.

4. INGRESS AND EGRESS. Lessor shall ^{materially} not vary the designated means of ingress and egress. ~~Lessor will not alter or cause to be altered existing street signs, median cuts, or left-turn signals without Lessee's written consent.~~ Lessor shall use its best efforts to preserve and improve access into and out of the shopping center. If at any time during the term of this Lease any means of ingress to or egress from the shopping center or the demised premises is not opened or is closed and is not within four (4) months of the closing replaced with a satisfactory substitute means of ingress or egress from the same public roadway, Lessee shall thereafter have the option either (a) to terminate this Lease upon written notice to Lessor within thirty (30) days after said four (4) month period has expired; (b) not to so terminate but withhold all minimum fixed rent payments due after said four (4) month period has expired until said substitute ingress or egress is opened, and further Lessee shall retain such withheld rent payments as liquidated damages; provided, however, that during any such period Lessee shall pay percentage rent equal to three percent (3%) of all gross sales made during such period, but such amount of gross sales shall not be used in computing percentage rent pursuant to paragraph 2.2 of this Lease.

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5. PLOT PLAN. Lessor covenants that no ^{material} changes shall be made to the building area and/or to the parking and other common areas from that shown on the plot plan and that no buildings, kiosks or building-type structures may be built ~~except within the building area or areas for building designated as these~~ except by written amendment to this Lease, duly executed by the parties hereto.

6. COVENANTS. All of the covenants of Lessor contained in this Lease shall be covenants running with the land pursuant to applicable law. It is expressly agreed that each covenant to do or refrain from doing some act on Lessor's Property or any part thereof (a) is for the benefit of the demised premises and each person having any leasehold interest therein derived through Lessee, and (b) shall be binding upon each successive owner, during his ownership, of any portion of Lessor's Property and upon each person having any interest therein derived through any owner of Lessor's Property.

7. LEGAL DESCRIPTION OF LESSOR'S PROPERTY.

area cross hatched on the plot plan,

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THE TUCKER COMPANIES, INC.
THE COMMONS OF CHICAGO RIDGE

~~EXHIBIT "A"~~
LEGAL DESCRIPTION

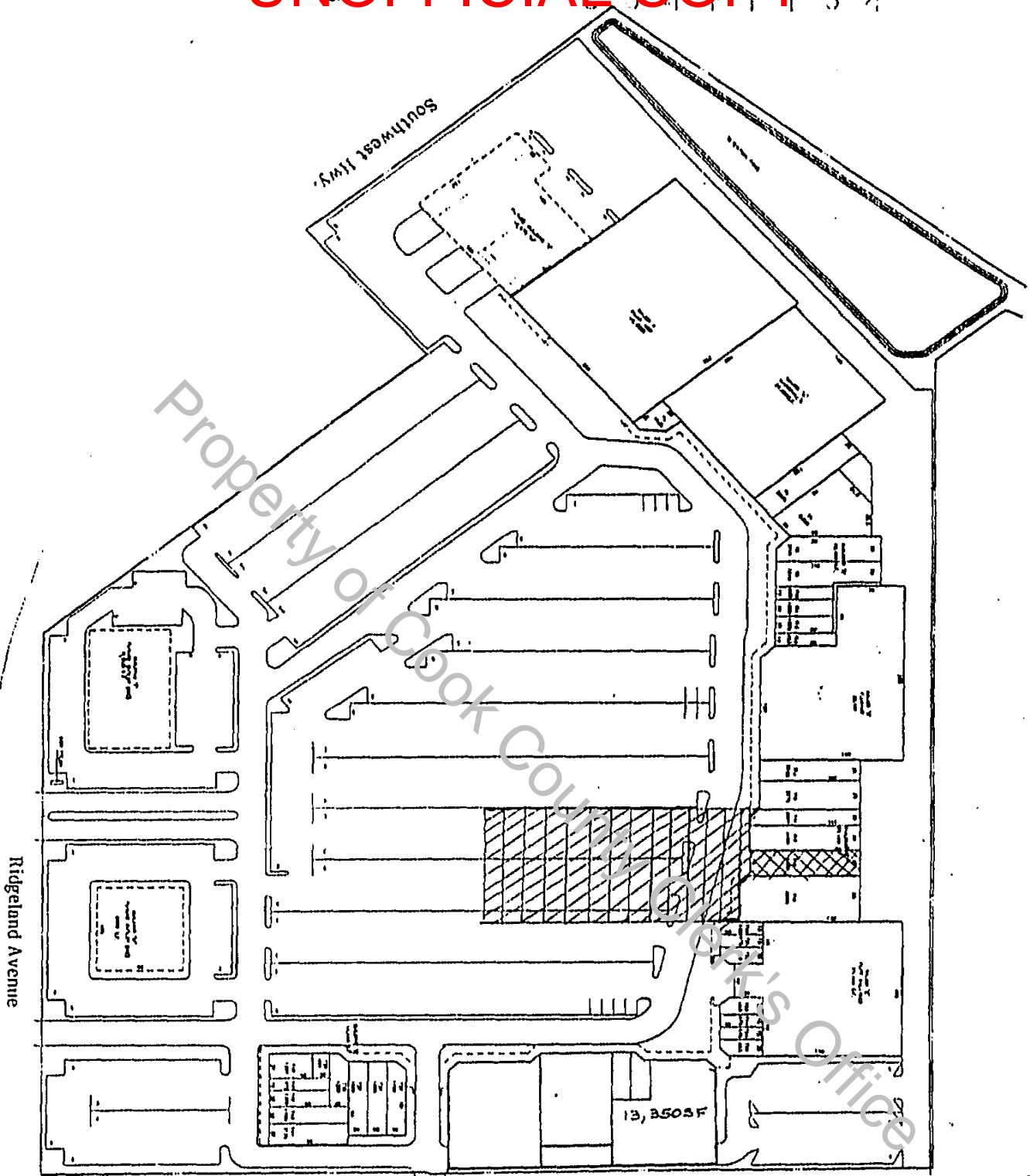
PARCEL I

The south 107 feet of the North 140 feet of the Northeast Quarter of the Southeast Quarter of Section 7, lying East of the Easterly line of the West 350 feet thereof, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, containing 2.2898 acres, more or less.

PARCEL II

That part of the East Half of the Southeast quarter of Section 7, Township 37 North, Range 13, East of the Third Principal Meridian, described as follows: Beginning at the intersection of the South line of the North 140 feet of said Southeast Quarter and the West line of Ridgeland Avenue as dedicated, said line being 50 feet West of and parallel with the East line of said Southeast Quarter; thence South 08'09" East 539.67 feet; thence south 50 19'46" West 495.93 feet; thence South 39 40'14" East 199.25 feet to the Northwesternly line of the Southwest Highway, as dedicated; thence South 50 19'46" West 434.86 feet along last said Northwesternly line to the Northwesternly line of the Baltimore and Ohio Chicago Transfer Railroad Company's right-of-way; thence North 52 33'47" West 731.58 feet along last said Northeastery line; thence South 63 33'44" East 183.60 feet; thence North 50 19'44" East 96.38 feet to a line 350 feet East of and parallel to the West line of said East Half of the Southeast Quarter; thence North 0 01'6" West 860.04 feet along last said East line to the South line of the North 140 feet of said Southeast Quarter; thence North 89 49'54" East 930.75 feet to the place of beginning, all in Cook County, Illinois.
Containing 21.5295 acres, more or less.

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LEASE LINE STANDARDS

~~Dimensions of the Premises are determined in the following manner:~~

- ~~1. Between tenants; to the centerline of common or party walls.~~
- ~~2. To the exterior face of all other walls.~~
- ~~3. To the lease line where there is no wall.~~

~~This exhibit is not a representation as to the size or location of any other tenant or occupant or the location of any service corridor or column. Store fronts on the Mall may be irregular. The Lease Plan only depicts the approximate lease line of the Premises.~~

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STATE OF ILLINOIS } SS.
COUNTY OF COOK }

On this 16th day of June, 1936, before me, Rosemary Collins, a Notary Public in and for said county and state, personally appeared JOSEPH W. LANG known to me to be the VICE President and William H. Dillon known to me to be the Assistant Secretary of LA SALLE NATIONAL BANK, the corporation that executed the within instrument, known to me to be the persons who executed the within instruments, on behalf of the corporation herein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Rosemary Collins
Notary Public in and for said County and State
My Commission Expires January 2, 1939

STATE OF _____ } SS.
COUNTY OF _____ }

On this ___ day of _____, 19___, before me, _____, a Notary Public in and for said county and state, personally appeared _____ and _____ known to me to be _____ of the partners of the _____ partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said County and State

STATE OF _____ } SS.
COUNTY OF _____ }

On this ___ day of _____, 19___, before me, _____, a Notary Public in and for said county and state, personally appeared _____ and _____, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said County and State

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STATE OF MARYLAND }
COUNTY OF ANNE ARUNDEL }

SS.

On this 22nd day of April, 1988, before me, Jane S. Van Fleet, a Notary Public in and for said county and state, personally appeared Robert Haft, known to me to be the President, and Richard J. Koll, known to me to be the Assistant Secretary, of Crown Books Corporation, the corporation that executed the within instrument, known to me to be the person who executed the within instrument, on behalf of the corporation herein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jane S. Van Fleet
Notary Public in and for said
County and State

My commission expires July 1, 1990

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