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IN WITNESS WHEREOF, the Lessee has signed this Memorandum of Termination of Lease and of Termination of Option to Purchase This instrument was prepared by: Paul M. Ehlman and Return To 501 W. Shabonee Tr. Chicago, Ill. 60656

2. Lessee's right to occupy the Premises under the Lease has been terminated, including any rights of occupancy under any oral lease or understanding.

1. The Lease and Option and Lessee's entire interest therein have been terminated.

NOW, THEREFORE, Lessee hereby acknowledges that:

WHEREAS, Lessee desires to give notice of the termination of the Lease and its Option to Purchase the Premises;

WHEREAS, on March 27, 1987 Lessee recorded with the Recorder of Deeds of Cook County, Illinois a Memorandum of Lease and Option to Purchase, document number 87164617, which recited among other things that the Lease was for a term commencing December, 1986 and ending December 31, 1991, with the right of Lessee to extend the term for the period commencing January 1, 1992 and ending December 31, 1996; and with a further right in Lessee to purchase the Premises at any time during the term of the Lease; and

WHEREAS, Lessee has entered into a Lease with Option to Purchase dated December, 1986, with the Lessor and Life Savings of America, Federal savings bank, as beneficiary of Lessor providing for the leasing of the Premises (hereinafter referred to as the "Lease"), which provides for the grant to Lessee of an option (the "Option") to purchase the Premises; and

WHEREAS, Harris Trust and Savings Bank, as Trustee under "Trust Agreement dated October 1, 1982, and known as Trust No. 41975 ("Lessor") is the owner of the real estate in Hoffman Estates, Cook County, Illinois, commonly known as 2350 West Hassell Road and legally described as parcels 1 and 2 on Exhibit A attached hereto and hereby made a part hereof, together with the buildings, improvements and appurtenances thereon (hereinafter referred to as the "Premises"); and

WITNESSETH:

THIS Memorandum of Lease Termination and of Termination of Option to Purchase is made as of January 3, 1988, by Poplar Creek Sports Center, Inc., an Illinois corporation ("Lessee").

OPTION TO PURCHASE

AND OF TERMINATION OF

MEMORANDUM OF LEASE TERMINATION

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(SEAL)

By *Audith A. Bruce*  
Its Secretary

Attest:

By *Michael D. Jones*  
Its President

Lessee:  
Poplar Creek Sports Centre, Inc.

the day and year first above written.

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EXHIBIT A

Legal Description  
2350 Hassell Road, Hoffman Estates, IL

PARCEL 1:

THAT PART OF SECTION 6, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE  
THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 4 IN BARRINGTON SQUARE  
INDUSTRIAL CENTER UNIT ONE, BEING A SUBDIVISION OF SAID SECTION 6,  
ACCORDING TO PLAT THEREOF RECORDED NOVEMBER 20, 1970 AS DOCUMENT NO.  
21323708; THENCE SOUTH 35 DEGREES, 58 MINUTES, 55 SECONDS WEST ALONG  
THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 365.76 FEET TO AN  
ANGLE POINT IN SAID EASTERLY LINE OF LOT 4 AND THE POINT OF  
BEGINNING; THENCE SOUTH 37 DEGREES, 24 MINUTES, 22 SECONDS EAST, A  
DISTANCE OF 474 FEET ALONG A LINE, WHICH IF EXTENDED SOUTHEASTERLY  
WOULD INTERSECT THE SOUTH LINE OF SAID SECTION 6, AT A POINT WHICH IS  
1,413.33 FEET, MEASURED ON SAID SOUTH LINE OF SECTION 6, WESTERLY OF  
THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 52 DEGREES, 35  
MINUTES, 38 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE,  
A DISTANCE OF 325 FEET; THENCE NORTH 37 DEGREES, 24 MINUTES, 22  
SECONDS WEST AT RIGHT ANGLES TO LAST DESCRIBED LINE, A DISTANCE OF  
418.79 FEET; THENCE NORTH 5 DEGREES, 25 MINUTES, 40 SECONDS WEST, A  
DISTANCE OF 88.16 FEET MORE OR LESS TO A POINT ON THE SOUTHEASTERLY  
BOUNDARY LINE OF SAID BARRINGTON SQUARE INDUSTRIAL CENTER UNIT ONE,  
WHICH POINT IS 279 FEET SOUTH 56 DEGREES, 36 MINUTES, 55 SECONDS WEST  
OF THE PLACE OF BEGINNING; THENCE NORTH 56 DEGREES, 36 MINUTES, 55  
SECONDS EAST ALONG SAID SOUTHEASTERLY BOUNDARY LINE, A DISTANCE OF  
279 FEET TO THE PLACE OF BEGINNING; EXCEPT THAT PART OF SECTION 6,  
TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF LOT 4  
IN BARRINGTON SQUARE INDUSTRIAL CENTER UNIT ONE, BEING A SUBDIVISION  
OF SAID SECTION 6, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER  
20, 1970 AS DOCUMENT NO. 21323708; THENCE SOUTH 35 DEGREES, 58  
MINUTES, 55 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4, A  
DISTANCE OF 365.76 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE OF  
LOT 4, THENCE SOUTH 37 DEGREES, 24 MINUTES, 22 SECONDS EAST, A  
DISTANCE OF 474 FEET ALONG A LINE, WHICH IF EXTENDED SOUTHEASTERLY  
WOULD INTERSECT THE SOUTH LINE OF SAID SECTION 6, AT A POINT WHICH IS  
1,413.33 FEET, MEASURED ON SAID SOUTH LINE OF SECTION 6, WESTERLY OF  
THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 52 DEGREES, 35  
MINUTES, 38 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE,  
A DISTANCE OF 149.10 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 84  
DEGREES, 31 MINUTES WEST, 33.44 FEET; THENCE SOUTH 5 DEGREES, 25  
MINUTES EAST, 20.53 FEET; THENCE NORTH 52 DEGREES, 35 MINUTES, 38  
SECONDS EAST, 39.40 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: AN EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY

TRUSTEES DEED FROM MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, A  
NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED  
MAY 29, 1973 AND KNOWN AS TRUST NO. 2845 TO THE BANK RECORDED

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Address of property: 2350 Hassell Road  
Hoffman Estates, Illinois

Permanent Index No. 07-06-200-016-0000

FEBRUARY 13, 1975 AS DOCUMENT 22996764, IN AND TO THAT PARCEL OF LAND FOR PURPOSES OF INGRESS AND EGRESS LEGALLY DESCRIBED AS FOLLOWS: THAT PART OF SECTION 6, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 4 IN BARRINGTON SQUARE INDUSTRIAL CENTER UNIT ONE, BEING A SUBDIVISION OF SAID SECTION 6, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1970 AS DOCUMENT 21323708; THENCE SOUTH 35 DEGREES, 58 MINUTES, 55 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 365.76 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE OF LOT 4; THENCE SOUTH 37 DEGREES, 24 MINUTES, 22 SECONDS EAST, A DISTANCE OF 474 FEET ALONG A LINE, WHICH IF EXTENDED SOUTHEASTERLY WOULD INTERSECT THE SOUTH LINE OF SAID SECTION 6, AT A POINT, WHICH IS 1,413.33 FEET, MEASURED ON SAID SOUTH LINE OF SECTION 6, WESTERLY OF THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 52 DEGREES, 35 MINUTES, 38 SECONDS WEST AT RIGHT ANGLES TO LAST DESCRIBED LINE, A DISTANCE OF 308.5 FEET FOR A PLACE OF BEGINNING, THENCE SOUTH 5 DEGREES, 25 MINUTES, 40 SECONDS EAST, 214.56 FEET TO THE NORTHERLY LINE OF HASSELL ROAD, THENCE SOUTH 84 DEGREES, 34 MINUTES, 20 SECONDS WEST ALONG SAID NORTHERLY LINE OF HASSELL ROAD, 35.0 FEET; THENCE NORTH 5 DEGREES, 25 MINUTES, 40 SECONDS WEST, 239.46 FEET; THENCE SOUTH 37 DEGREES, 24 MINUTES, 22 SECONDS EAST, 39.69 FEET TO AN IRON PIPE; THENCE NORTH 52 DEGREES, 35 MINUTES, 38 SECONDS EAST, 16.5 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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COOK COUNTY RECORDER

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