

# UNOFFICIAL COPY

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## MEMORANDUM OF BLACK RAM, INC., GROUND AND BUILDING LEASE EXTENSION AGREEMENT

This Memorandum of Lease and Extension Agreement made this 26<sup>th</sup> day of March, 1988, by and between MOUNT PROSPECT STATE BANK, as Trustee under Trust Agreement dated March 16, 1971, and known as Trust No. 181, (hereinafter referred to as the "Lessor") and the BLACK RAM, INC., an Illinois corporation (hereinafter referred to as the "Lessee").

### W I T N E S S E T H:

1. Lessor and Lessee on March 1, 1985, entered into a lease of the following legally-described real estate:

Lot 1 in Mandan Resubdivision of Lots 9, 10, 12, 13 and 14 in Block 16 in Arthur T. McIntosh and Co.'s Addition to Des Plaines Heights, being a subdivision of that part East of Railroad of the South 1/2 of the South East 1/4 of Section 20, Township 41 North, Range 12, East of the Third Principal Meridian, and of that part West of Des Plaines Road of the South 1/2 of the South West 1/4 (except 4 acres in the North East corner thereof) of Section 21, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.# 09-20-417-039-000, and commonly known as 1414 Oakton Street, Des Plaines, Illinois 60018.

2. The lease sets forth the names and addresses of the parties thereto.

3. The term of the lease is twenty-five (25) years commencing on March 1, 1985, and ending on February 28, 2010. Lessor and Lessee on November 25, 1985, entered into a rider extending the term of the lease an additional two (2) years to February 29, 2012.

4. Lessor and Lessee have this day entered into an Extension Agreement extending the term of the lease an additional three (3) years to February 28, 2015 and modifying the provisions of the lease in other respects.

5. The lease contains provisions giving the Lessee a right of first refusal in the event the Lessor shall receive an offer from any person to purchase the leased premises.

This instrument is signed by Mount Prospect State Bank, not personally but solely as Trustee under a certain Trust Agreement known as Trust No. 181. Said Trust Agreement is hereby made a part hereof and any claims against said Trustee which may result from the signing of this Agreement shall be payable only out of any trust property which may be held thereunder, and said Trustee shall not be personally liable for the performance of any of the terms and

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conditions express or implied of this Agreement or for the validity or condition of the title of said property or for any agreement with respect thereto. Any and all personal liability of Mount Prospect State Bank is hereby expressly waived by the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this memorandum to be executed on the date first set forth above for the purpose of providing an instrument for recording.

LESSOR:

MOUNT PROSPECT STATE BANK, not personally but as Trustee under Trust Agreement dated March 16, 1971, and known as Trust No. 181

By: Peter S. Walter  
Vice President

ATTEST:

By: Carolyn Greene  
Asst. Secretary

LESSEE:

BLACK R.M., INC.

By: James Mandas  
President

ATTEST:

By: Koula Mandas  
Koula Mandas, Secretary

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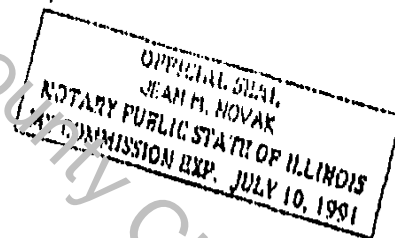
STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF COOK    )

I, the undersigned, a notary public, in and for the County and State aforesaid, do hereby certify that James Mandas, personally known to me to be the President of the Black Ram, Inc., an Illinois corporation, and Koula Mandas, personally known to me to be the 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 President and Secretary, they signed and delivered the said instrument as President and 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 seal this 17<sup>th</sup> day of March, 1988.

*Jean M. Novak*

My Commission Expires: \_\_\_\_\_



THIS INSTRUMENT PREPARED BY AND  
SHOULD BE RETURNED TO:

Richard J. Ramello, Esq.  
STORINO, RAMELLO & DURKIN  
2340 Des Plaines Avenue  
Des Plaines, Illinois 60018

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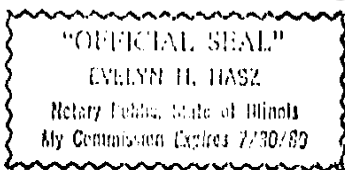
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Peter D. Walter, who is the Vice President of Mount Prospect State Bank, and Paul M. Greene who is Assistant Secretary of said banking association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said banking association, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as custodian for the corporate seal of said banking association, did affix the said instrument as his own free and voluntary act, and as the free and voluntary act of said banking association, for the uses and purposes set forth.

Given under my hand and notarial seal this 21st day of March, 1988.



Evelyn H. Hasz  
Notary Public  
My Commission Expires: \_\_\_\_\_

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THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Richard J. Ramello, Esq.  
STORINO, RAMELLO & DURKIN  
2340 Des Plaines Avenue  
Des Plaines, Illinois 60018

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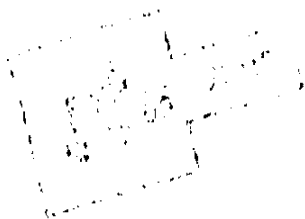
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TR 1111 TRAM 7190 01/04/88 12:18:00  
#9825 # 29 \* 88-136410  
COOK COUNTY RECORDER

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STARINO RAMELLO AND DURKIN  
2340 DES PLAINES AVE.  
DES PLAINES, IL 60018

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