

# UNOFFICIAL COPY

88179268

88179268

## MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated this 12th day of APRIL, 1988, is between Steel City National Bank, as Trustee under Trust No. 2958 (the "LESSOR"), whose address is Steel City National Bank, Trust No. 2958, c/o Michael Halikias, Suite 28, 15750 South Harlem Avenue, Orland Park, Illinois 60462 and, Jiffy Lube International of Maryland, Inc., (the "LESSEE"), whose principal place of business is located at 7008 Security Boulevard, Baltimore, Maryland 21207.

LESSOR hereby leases to LESSEE the demised premises with improvements and appurtenant easements, if any, in the City of Des Plaines, County of Cook, State of Illinois, described in Exhibit "A" attached hereto and made a part of this Memorandum of Lease.

1. **TERM: TO HAVE AND TO HOLD** for a term of twenty (20) years, commencing on April 1, 1988 and ending twenty (20) years from the date when a JIFFY LUBE SERVICE CENTER constructed on the demised premises opens for business.

2. **OPTION TO EXTEND:** LESSOR grants LESSEE the option to extend the term of the lease at the expiration of the original term for successive periods aggregating ten (10) years.

3. **FIRST REFUSAL:** LESSOR grants LESSEE the right of first refusal to lease and purchase the demised premises pursuant to Article 28 and 28A of the "Ground Lease Agreement" dated October 29, 1987.

4. **MEMORANDUM:** The rentals to be paid by LESSEE and all of the obligations and rights of LESSOR and LESSEE are set forth in the Lessor Improved Lease dated October 30, 1987 executed by the parties. This instrument is merely a memorandum of the Lease and is subject to all of its terms, conditions and provisions. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail as between parties. This memorandum is binding upon and shall inure to the benefit of the heirs, successors, assigns, executors and administrators of the parties.

5. **REAL ESTATE TAXES** - Lessee's Real Estate Tax Liability shall commence on January 1, 1988.

Return To:

GUERARD, KALINA, MUSIAL,  
ULRICH & VARCHETTO  
100 W. ROOSEVELT ROAD A-1  
WHEATON, ILLINOIS 60187

88179268

# UNOFFICIAL COPY

80525108

[Faint, mostly illegible text, likely a document or report]

Property of Cook County Clerk's Office

80525108

WARDEN, ILLINOIS 60181  
300 W ROOSEVELT ROAD, CHICAGO  
LIRICH & VARETTO  
GARLAND KATHA WARDEN

# UNOFFICIAL COPY

8 8 1 7 9 2 3 3

To indicate their agreement to the above, the parties or their authorized representatives or officers have signed this document.

LESSOR:

LESSEE:

Steel City National Bank,  
as Trustee under Trust  
No. 2958

Jiffy Lube International of  
Maryland, Inc.

BY: [Signature]  
Its Agent for the beneficiary  
of the Trust

BY: [Signature]  
Its Vice President

ATTEST:

ATTEST:

Its \_\_\_\_\_

[Signature]  
Its Assistant Secretary

Lessor's Federal I.D.# or Social Security # 36-3545854

WITNESS:

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
\_\_\_\_\_

Lessor's Initials: \_\_\_\_\_

Lessee's Initials: \_\_\_\_\_

THIS DOCUMENT PREPARED BY  
AND AFTER RECORDING RETURN  
TO:

WILLIAM J. ULRICH, JR.  
Guerard, Kalina, Musial,  
Ulrich & Varchetto  
100 W. Roosevelt Road, A-1  
Wheaton, Illinois 60187

1115:cds:4688

88179268

# UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Clerk of the Court

\_\_\_\_\_  
Deputy Clerk

To have and to hold the above premises unto the heirs, assigns and lawful successors of the said \_\_\_\_\_, his heirs, assigns and lawful successors, forever.



Property of Cook County Clerk's Office

8825258

UNOFFICIAL COPY

3 3 1 7 9 2 6 3

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Michael Halikias personally known to me to be the Agent for the beneficiary of Steel City National Bank, as Trustee under Trust # 2958, and personally known to me to be the beneficiary 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 Agent for Beneficiary and he they signed and delivered the said instrument as and Agent for the Beneficiary of said Corporation, and caused the Corporation to execute the same 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 official seal this 12th day of April, 1988.

Sharon Waltrich
Notary Public

My Commission Expires:

7-28-89

COOK COUNTY CLERK'S OFFICE

68179268

# UNOFFICIAL COPY

RECORDS SECTION  
CLERK OF COURTS

Property of Cook County Clerk's Office

81503148

# UNOFFICIAL COPY

8 8 1 7 9 2 6 8

STATE OF MARYLAND)

SS.

COUNTY OF Baltimore

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Arnold Narniky, personally known to me to be a vice President of Jiffy Lube International of Maryland, Inc., a Maryland Corporation, and Kevin F. Briel, personally known to me to be the Assistant 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 Assistant Secretary they signed and delivered the said instrument as vice President and Assistant 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 official seal this 15<sup>th</sup> day of APRIL, 1995.

Dorothea M. Hill  
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 1, 1990

88179268

# UNOFFICIAL COPY

DEPARTMENT OF STATE

OFFICE OF THE CLERK

Property of Cook County Clerk's Office

88733588



# UNOFFICIAL COPY

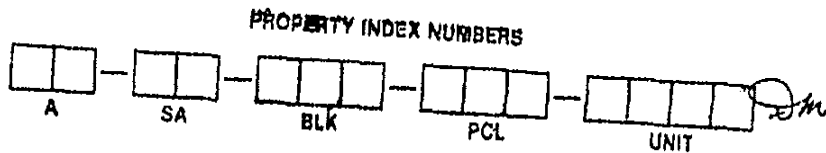
0 0 1 7 9 2 6 8

## EXHIBIT "A"

### LEGAL DESCRIPTION

DEPT-01 RECORDING 915.05  
#2222 TRAN 10/27/04/20/08/14 08:00  
#4114 # 17 238-179268  
COOK COUNTY RECORDER

THE SOUTH 140.0 FEET OF LOT 6 MEASURED ON THE EAST LINE OF LOT 6, LYING NORTH OF THE NORTH LINE OF OAKTON STREET, (AS PER PLAT RECORDED APRIL 3, 1930, AS DOCUMENT 10627381) OF THE EAST 140.0 FEET, MEASURED ON THE NORTH LINE OF SAID OAKTON STREET, LYING WEST OF THE WEST LINE OF LEE STREET, AS PER CARL LAGERSHAUSEN ESTATE DIVISION (EXCEPTING FROM SAID PART OF LOT 6 THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LEE STREET AFORESAID WITH THE NORTH LINE OF OAKTON STREET, AFORESAID; THENCE NORTH ON SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 140.0 FEET AFORESAID; THENCE WEST ON SAID NORTH LINE OF ITS INTERSECTION WITH A LINE 17 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LEE STREET AS WIDENED BY DOCUMENT 9171743, RECORDED FEBRUARY 5, 1926; THENCE SOUTH ON SAID PARALLEL LINE TO A POINT 16 FEET NORTH OF THE NORTH LINE OF OAKTON STREET, AFORESAID (AS MEASURED ON SAID PARALLEL LINE); THENCE SOUTHWESTERLY, TO SAID NORTH LINE, 33 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST ON SAID NORTH LINE, TO THE PLACE OF BEGINNING), IN CARL LAGERSHAUSEN ESTATE DIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



GUERARD, KALINA, MUSIAL,  
ULRICH & VARCHETTO  
100 W. ROOSEVELT ROAD A-1  
WHEATON, ILLINOIS 60187

88179268

88179268

# UNOFFICIAL COPY

IN REPLY

PLEASE REPLY TO THE ABOVE

PROPERTY OF COOK COUNTY CLERK'S OFFICE

Property of Cook County Clerk's Office

PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE

01	02	03	04	05	06	07	08	09	10
----	----	----	----	----	----	----	----	----	----

8813508

8813508

PROPERTY OF COOK COUNTY CLERK'S OFFICE