

MEMORANDUM OF LEASE

88293829

THIS MEMORANDUM OF LEASE, made and entered into this 7th day of June, 1988, by and between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally, but solely as Trustee under Trust Agreement dated June 16, 1986, and known as Trust No. 67628, c/o WOODLAWN INVESTMENTS, INC., 3400 Carlisle, Suite 400, Dallas, Texas 75204, hereinafter called "Lessor," and THORNTON OIL CORPORATION, a corporation organized under the laws of the State of Delaware, authorized to do business in the State of Illinois as THORNTON OIL CORPORATION, having its principal office at 10101 Linn Station Road, Louisville, Kentucky 40202, hereinafter called "Lessee."

WITNESSETH THAT:

1. The Lessor, in consideration of the rents reserved and agreed to be paid by Lessee, and of the covenants, agreements, conditions and understandings executed by Lessor and Lessee and dated the 17th day of November, 1987, hereby lets, leases and demises to the Lessee a certain parcel of land located in the Town of Cicero, County of Cook, State of Illinois, which property is more particularly described on Exhibit A attached hereto, and made a part hereof and incorporated herein by this reference.

2. The term of this Lease commences on the earlier of (a) the date on which Lessee opens for business, or (b) ninety (90) days after issuance by the Illinois Department of Transportation of permits for two (2) unrestricted and undivided curb cut approaches as located in Lessee's Preliminary Site Plan, and terminates ten (10) years after said commencement date.

3. Lessee may, at its option, extend the Lease for six (6) successive renewals of five (5) years each as set forth in the Lease.

4. This Memorandum of Lease is subject to all of the terms, conditions and understandings set forth in the above-mentioned Lease between the Lessor and Lessee, which Lease is incorporated herein by reference and made a part hereof, as fully as though copied verbatim herein.

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

LESSOR:

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but solely as Trustee pursuant to Trust Agreement dated June 16, 1986, and known as Trust No. 67628.

By [Signature] Its [Signature]

LESSEE:

THORNTON OIL CORPORATION, a Delaware Corporation

By [Signature] Its [Signature]

ATTEST:

By [Signature] Its [Signature]

This instrument is executed by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but solely as Trustee, as aforesaid. All the covenants and conditions to be performed hereunder by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO are undertaken by it solely as Trustee, as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO by reason of any of the covenants, agreements, representations or warranties contained in this instrument.

[Signature] TRUST SOCIETY

TTIC 238805 (SR - 16438-14) 1491

88293829

UNOFFICIAL COPY

PROPERTY

Property of Cook County Clerk's Office

PROPERTY

UNOFFICIAL COPY

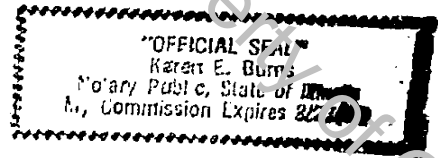
83293329

STATE OF Ill)
COUNTY OF Cook) ss.

I, KAREN E. BURNS, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT

Peter H. Johansen Second Vice President, of the American National Bank and Trust Company of Chicago, and [Signature], of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Second Vice President and [Signature], respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth; and [Signature] ASSISTANT SECRETARY did also then and there acknowledge that [Signature], as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and notarial seal this JUN 28 1988 day of JUNE, 1988.



[Signature]
Notary Public

My Commission Expires: _____

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STATE OF Kentucky)
COUNTY OF Jefferson) ss.

On this 8th day of JUNE, 1988, before me came [Signature], Paul J. Perconti President of Thornton Oil Corporation, the corporation described in and which executed the foregoing instrument, signed the same and acknowledged to me that they did so sign said instrument in the name and on behalf of said corporation as such officer; and the free act and deed of said corporation; and that he was duly authorized by the Board of Directors.

[Signature]
Notary Public

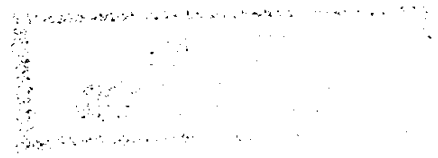
My Commission Expires: _____
Notary Public, State at Large, KY.
My Commission Expires May 19, 1990

83293329

DEPT-01 RECORDING \$13.00
T#2222 TRAN 7088 07/05/88 13:17:00
#1551 # B * 88-293829
COOK COUNTY RECORDER

UNOFFICIAL COPY

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ES-1111-11

EXHIBIT A: LEGAL DESCRIPTION

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SOUTH CICERO AVENUE (BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4) AND THE SOUTH LINE OF CERMAK ROAD (BEING A LINE 75.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4); THENCE SOUTH 0 DEGREES 02 MINUTES 01 SECONDS EAST, ALONG SAID EAST LINE OF SOUTH CICERO AVENUE, 1176.30 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 0 DEGREES 02 MINUTES 01 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 200.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 59 SECONDS EAST, ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF CICERO AVENUE, 175.00 FEET, THENCE NORTH 0 DEGREES 02 MINUTES 01 SECONDS WEST 200.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 59 SECONDS WEST 175.00 FEET TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P. I. N. 16-27-100-012

Common Address: S.E. Corner of Cicero & CermaK Road
Cicero, Ill.

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Return to:

BOX 15 (Tico)

NTS Slybok
16428-15

WARRANTY DEED
Joint Tenancy
Statutory (ILLINOIS)
(Individual to Individual)

UNOFFICIAL COPY 829

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR Bruce Allan Girdick and
Beth Ellen Girdick, his wife,

88293830

of the Village of Orland Hills County of Cook
State of Illinois for and in consideration of

_____ DOLLARS,
_____ in hand paid,

CONVEY and WARRANT to LYNN M. ALFINI,
A SINGLE PERSON, NEVER BEEN MARRIED AND PAUL J.
VIMARCO, A BACHELOR

DEPT-91 RECORDING \$12.00
T#2222 TRAN 7088 07/05/88 13:17:00
#1552 # B 88-293830
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

8804 w. 169th Street Orland Hills, IL
(NAMES AND ADDRESS OF GRANTEE(S))

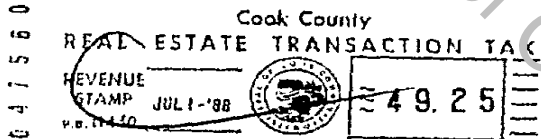
not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the
County of Cook in the State of Illinois, to wit:

LOT 182 IN GREEN ACRES ESTATES SUBDIVISION, UNIT 2, BEING A
SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP
36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

Subject to conditions, covenants, easements, obligations, excep-
tions, restrictions, and rights of way.

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of
Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 27-27-214-022-0000

Address(es) of Real Estate: 8904 W. 169th St., Orland Hills, IL 60477

DATED this 30th day of June 19 88

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Bruce Allan Girdick (SEAL) Beth Ellen Girdick (SEAL)
Bruce Allan Girdick Beth Ellen Girdick

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
Bruce Allan Girdick and Beth Ellen Girdick, his
wife
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 acknowl-
edged that they signed, sealed and delivered the said instrument as their
free and voluntary act, for the uses and purposes therein set forth, including the
release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of June 19 88

Commission expires Feb 23 1989 [Signature] NOTARY PUBLIC

This instrument was prepared by David Barr, 21322 Kildare, Matteson, IL 60443
(NAME AND ADDRESS)

27-27-214-022

MAIL TO: { Alexander Moody (Name)
2912 N. Lincoln Hwy. (Address)
Chicago, IL 60657 (City, State and Zip) }

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 15

AFFIX "RIDERS" OR REV

12 -

UNOFFICIAL COPY

Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

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