

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated this 1 day of July, 1988 is between ROBERT A. DALLAGIACOMO, d/b/a 3 D'S INVESTMENTS, of the City of Arlington Heights, County of Cook, State of Illinois, herein referred to as "Lessor", and JIFFY LUBE INTERNATIONAL OF MARYLAND, INC., a Maryland Corporation, herein referred to as "Lessee".

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 June 15, 1988 and ending twenty (20) years from the date when a JIFFY LUBE SERVICE CENTER 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 twenty (20) years.
- 3. INGRESS/EGRESS EASEMENT: Lessor grants to Lessee and Lessee's invitees, licensees, assigns, subtenants, and patrons, during the term of the Lease and any extensions, a non-exclusive ingress/egress and parking easement to use all of those portions of the property described in Exhibit "A-1" attached hereto and made a part of this Memorandum of Lease.
- 4. RECIPROCAL STORM SEWER EASEMENT: Reciprocal Storm, Sewer Easement to use all those portions of the property described in Exhibit "A-2" attached hereto and made a part hereof.
- 5. MEMORANDUM: The rentals to be paid by Lessee and all of the obligations and rights of Lessor and Lessee are set forth in the Lease dated June 15, 1988 and amendments thereto, and 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 the parties. This Memorandum is binding upon and shall inure to the benefit of the heirs, successors, assigns, executors and administrators of the parties.

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

LESSOR:

ROBERT A. DALLAGIACOMO d/b/a
3 D'S INVESTMENT

BY: Robert A. Dallagiacomo
Its: _____

ATTEST: _____
Its: _____

THIS DOCUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

LESSEE:

JIFFY LUBE INTERNATIONAL
OF MARYLAND, INC., a
Maryland Corporation

BY: Paul E. Howard
Its: DIRECTOR OF FINANCE

ATTEST: _____
Its: _____

William J. Ulrich, Jr.
Guerard, Kalina, Musial
Ulrich & Varchetto
100 W. Roosevelt Rd., A-1
Wheaton, IL. 60187



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Registered Clerk

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08/17/2016



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STATE OF MARYLAND
COUNTY OF BALTIMORE

Before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared PAUL HENOLD, known to me to be the Vice-President and KEVIN CRUZICK, known to me to be the Assistant Secretary of JIFFY LUBE INTERNATIONAL OF MARYLAND, INC., who executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said company, and acknowledged to me that such company executed the within instrument for the purpose stated therein.

WITNESS my hand and official seal this 1st day of JULY, 1988.

Sandra Zelen
Notary Public
My Commission Expires: 7/1/90

* DIRECTOR OF REAL ESTATE FINANCE

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: Lots 23 and the North 4.0 feet of Lot 34 in Block Z in Kuntze's High Ridge Knolls, Unit Number 5, being a Resubdivision of Lot 21, together with parts of Lot 10, 12 and 20 of the Owner's Subdivision of Section 13, Township 41 North, Range 11, East of the Third Principal Meridian, in the City of Des Plaines, Elk Grove Township, Cook County, Illinois.

PERMANENT INDEX NO. 08-13-307-026

DEPT-91 RECORDING \$15.25
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COOK COUNTY RECORDER

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An easement for ingress and egress over and across a parcel of land being described as follows:

PARCEL A: The South 12.0 feet of Lot 33 and the North 18.0 feet of Lot 34 in Block 2, Kuntze's High Ridge Knolls, Unit Number 5, being a Resubdivision of Lot 21, together with parts of Lots 10, 12 and 20 of the Owner's Subdivision of Section 13, Township 41 North, Range 11, East of the Third Principal Meridian, in the City of Des Plaines, Elk Grove Township, Cook County, Illinois.

PARCEL B: The East 30.0 feet of the West 55.0 feet excepting therefrom the North 18.0 feet of Lot 34 in Block 2, Kuntze's High Ridge Knolls, Unit Number 5, being a Resubdivision of Lot 21, together with parts of Lots 10, 12 and 20 of the Owner's Subdivision of Section 13, Township 41 North, Range 11, East of the Third Principal Meridian, in the City of Des Plaines, Elk Grove Township, Cook County, Illinois.

EXHIBIT A-1

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An easement for installation and maintenance of a storm sewer line. Said easement being described as follows:

PARCEL A: The south 12.0 feet of Lot 33 and the North 4.0 feet of Lot 34, in Block Z, Kuntze's High Ridge Knolls, Unit Number 5, being a Resubdivision of Lot 21, together with parts of Lots 10, 12 and 20 of the Owner's Subdivision of Section 13, Township 41 North, Range 11, East of the Third Principal Meridian, in the City of Des Plaines, Elk Grove Township, Cook County, Illinois.

PARCEL B: The West 15.0 feet of Lot 34, excepting therefrom the North 4.0 feet thereof, in Block Z, Kuntze's High Ridge Knolls, Unit Number 5, being a Resubdivision of Lot 21, together with parts of Lots 10, 12 and 20 of the Owner's Subdivision of Section 13, Township 41 North, Range 11, East of the Third Principal Meridian, in the City of Des Plaines, Elk Grove Township, Cook County, Illinois.

EXHIBIT A-2

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