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MEMORANDUM OF LEASE AND COLLATERAL ASSIGNMENT OF LEASE

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KNOW ALL MEN BY THESE PRESENTS that DIVERSEY RIVER PARTNERS, has entered into a Lease Agreement dated the 14th day of December, 1988, (hereinafter referred to as "LEASE") with CENTERMARK GRAPHICS, INC., an Illinois Corporation, as Lessee, pertaining to the real estate commonly known as 2222 West Diversey, Chicago, Illinois 60614 and legally described as Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "PREMISES").

SAID LEASE is for a term commencing February 1, 1989 and ending January 31, 1996 granted upon terms, covenants and conditions which are more particularly described in the LEASE, and which are expressly incorporated herein by this reference thereto, in their entirety.

KNOW FURTHER, that CENTERMARK GRAPHICS, INC., an Illinois Corporation, as Lessee, by an agreement dated February 6, 1989 and described as "Assignment of Lease", has transferred and assigned, but for collateral purposes only, all of CENTERMARK GRAPHICS, INC., an Illinois Corporation, as Lessee's right, title and interest under the aforesaid LEASE to MID TOWN BANK AND TRUST COMPANY OF CHICAGO, as Assignees, as their respective interests may appear.

SAID COLLATERAL ASSIGNMENT secures indebtedness evidenced by a promissory note dated February 6, 1989, executed by CENTERMARK GRAPHICS, INC., payable to the order of MID TOWN BANK AND TRUST COMPANY OF CHICAGO, in the principal sum of \$200,000.00, payable as provided in said note, with the balance of principal and interest due on or before February 6, 1996.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed on their behalf by their respective officers or agents thereunto duly authorized, this 6th day of February, 1989.

CENTERMARK GRAPHICS, INC., an Illinois Corporation,

By: Mark A. Fusello
Mark A. Fusello, President

By: Vincent J. Campese

LESSOR:

DIVERSEY RIVER PARTNERS

By: Edward Diamond
Edward Diamond, Partner

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Chicago, IL
ATTN: Nancy Yee

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