

# UNOFFICIAL COPY

## MEMORANDUM OF LEASE

89260677

THIS INDENTURE, Made this 18th day of November, 1988, between DRILLS PROPERTIES, INC., Managing Agents for SOGA, INC., an Illinois corporation, the Beneficiary under a certain Trust Agreement dated March 12, 1978 with American National Bank and Trust Company of Chicago, as Trustee, and known as Trust #42395, Lessor, and BI-IT-RITE, Inc., an Illinois corporation, Lessee.

For and in consideration of Ten (\$10.00) Dollars and other valuable consideration paid and to be paid by Lessee to Lessor, Lessor does lease and demise unto Lessee and Lessee does leave and take from Lessor, upon the terms and conditions and subject to the limitations more particularly set forth in a certain Lease Agreement between Lessor and Lessee, dated November 18, 1988 (hereinafter "Agreement"), the premises outlined in red and identified as #19 on the Plot Plan attached hereto and hereby made a part hereof, which premises are part of the shopping center situated in the City of Chicago, Cook County, Illinois, and known as Harlem-Foster Shopping Center, which shopping center is located on the following described real estate:

SEE ATTACHED

DEPT-01 RECORDING 11/18/88 14:32:00 \$16.25  
COOK COUNTY RECORDER

89-260677

*16 Nov*

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The term under said Agreement commences on January 1, 1989 and ends on December 31, 1993 with an option of early termination as fully enumerated in the Agreement.

WITNESS the hands and seals of the parties hereto the day and year first above written.

AMERICAN NATIONAL BANK AND  
TRUST COMPANY OF CHICAGO

By: \_\_\_\_\_

Title: \_\_\_\_\_

TRUST OFFICER

BI-IT-RITE, INC.

BY: \_\_\_\_\_

James O. Murray  
Esq. V.P.

1U598-7A

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or imposable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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## PARCEL 1:

A parcel of land in the South 1/2 of the South 1/2 of the Northeast 1/4 of Section 12, Township 40 North, Range 12 East of the Third Principal Meridian bounded and described as follows:

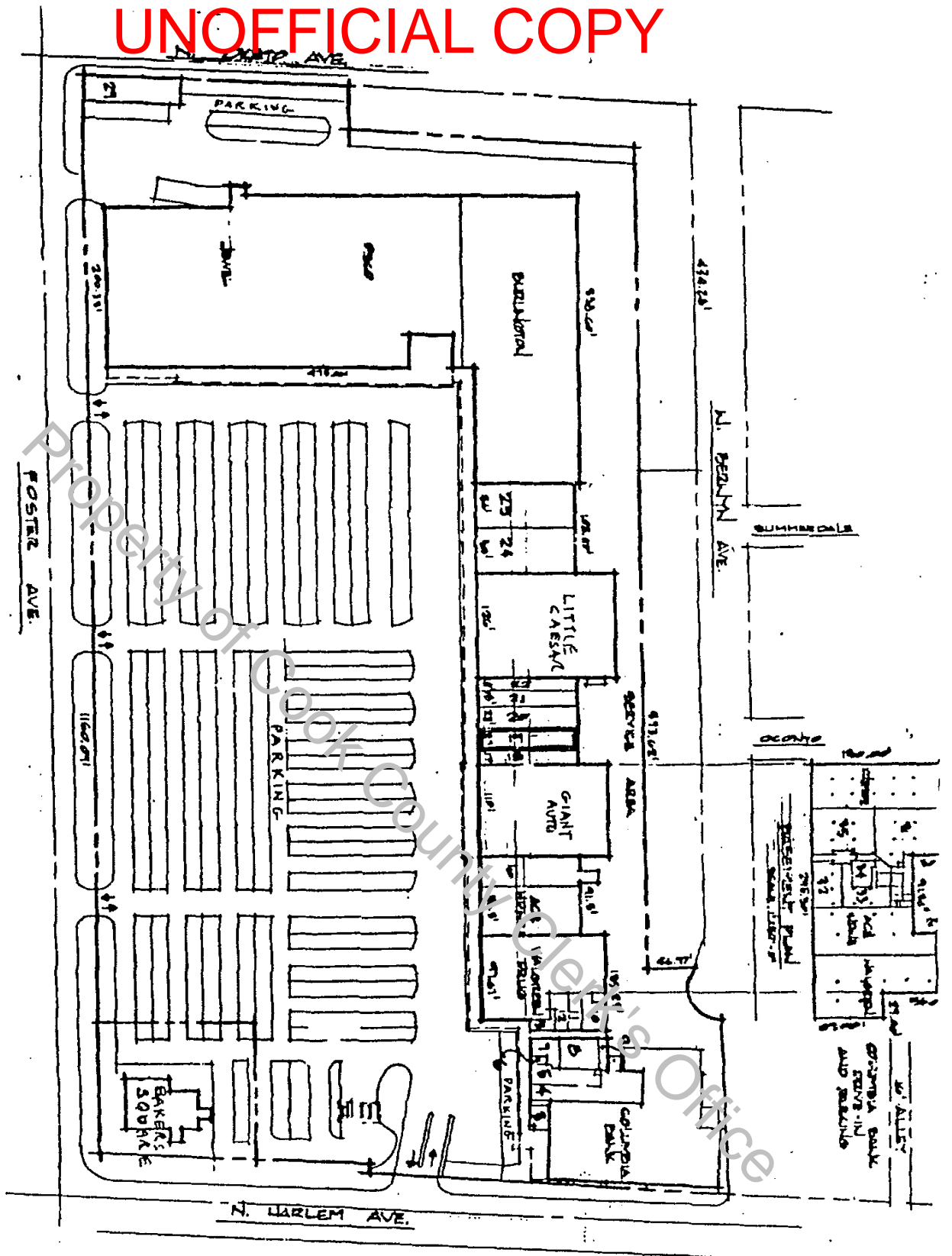
Commencing on the East line of Lot 1 in Oriole Park Village Fourth Addition being a Subdivision of part of the East 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4 of Section 12 aforesaid at a point 56 feet South of the Northeast corner of said Lot 1, said point being also the Southwest corner of Lot 7 in Oriole Park Village Third Addition being a Subdivision of part of the East 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4 of Section 12 aforesaid thence West:

bounded and described as follows:

Commencing on the East line of Lot 1 in Oriole Park Village Fourth Addition, being a Subdivision of part of the East 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4 of Section 12 aforesaid, at a point 56 feet South of the Northeast corner of said Lot 1, said point being also the Southwest corner of Lot 7 in Oriole Park Village Third Addition, being a Subdivision of part of the East 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4 of Section 12 aforesaid; thence West along a line parallel with the North line of Lots 1 to 9, both inclusive, in said Oriole Park Village Fourth Addition, a distance of 381.42 feet to its intersection with a line 56 feet (as measured along the South line of said Oriole Park Village Fourth Addition) East of and parallel with the East line of North Oketo Avenue; thence South along a line parallel with the East line of said North Oketo Avenue, a distance of 282.45 feet to its intersection with the North line of Harlem Highlands, being a Subdivision in the Northeast 1/4 of Section 12 aforesaid, according to the plat thereof recorded as document 9263859; thence West along the North line of said Harlem Highlands and along the extension West of the North line of said Harlem Highlands, a distance of 56.00 feet to its intersection with the West line of the East 16.0 feet of North Oketo Avenue as vacated by Ordinance recorded as document 17381462 and document 18191405; thence South along the West line of the vacated East 16.0 feet of said North Oketo Avenue a distance of 265.54 feet to the North line extended West of West Foster Avenue as shown on the plat of said Harlem Highlands; thence East along the extension of the North line of said West Foster Avenue and along the North line of said West Foster Avenue a distance of 1275.20 feet to the West line of the East 50.00 feet of said Northeast 1/4; thence North along a line parallel with the East line of said Northeast 1/4, a distance of 265.54 feet to the North line of the South 4.63 chains of said Northeast 1/4; thence East along the North line of the South 4.63 chains of said Northeast 1/4, a distance of 17.02 feet to a point in a line 33.00 feet West of and parallel with the East line of said Northeast 1/4; thence North along the aforesaid parallel line a distance of 355.61 feet to the North line of the South 1/2 of the South 1/2 of said Northeast 1/4; thence West along the aforesaid North line, a distance of 7.01 feet to a point in a line 40.00 feet West of and parallel with the East line of said Northeast 1/4, said point being also the Southeast corner of Lot "A" in Oriole Park Village Second Addition, being a Subdivision of part of Lot 4 of A. Hemingway Subdivision, etc.; thence North along the aforesaid parallel line, being also the East line of said Lot "A", a distance of 17.11 feet; thence Westerly, a distance of 199.12 feet to a point in the West line of said Lot "A", 14.00 feet North of the Southwest corner of said Lot "A"; thence South along the West line of said Lot "A" (said West line being perpendicular to the North line of the South 1/2 of the South 1/2 of the Northeast 1/4 of Section 12 aforesaid), a distance of 14.00 feet to a point

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HARLEM FOSTER SHOPPING CENTER

CHICAGO, ILLINOIS

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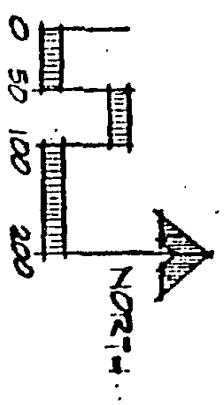


Exhibit "A"

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along a line parallel with the North line of Lots 1 to 9 both inclusive in said Oriole Park Village Fourth Addition to its intersection with a line 56 feet (as measured along the South line of said Oriole Park Village Fourth Addition) East of and parallel with the East line of North Oketo Avenue, thence South along a line parallel with the East line of said Oketo Avenue to its intersection with the North line of Harlem Highlands, being a Subdivision in the Northeast 1/4 of Section 12 aforesaid according to the plat thereof recorded as document 9263899, thence West along the North line of said Harlem Highlands and along the extension West of the North line of said Harlem Highlands, to its intersection with the West line of the East 16 feet of Oketo Avenue as vacated by Ordinance recorded as document 17981462 and document 18191405, thence South along the West line of the vacated East 16 feet of said Oketo Avenue, to the North line extended West of Foster Avenue as shown on plat of said Harlem Highlands, thence East along the extension of the North line of said Foster Avenue and along the North line of said Foster Avenue to the West line of the East 50 feet of said Northeast 1/4, thence North along a line parallel with the East line of said Northeast 1/4, a distance of 265.54 feet to the North line of the South 4.63 chains of said Northeast 1/4, thence East along the North line of the South 4.63 chains of said Northeast 1/4, a distance of 17.02 feet to a point in a line 33 feet West of and parallel with the East line of said Northeast 1/4; thence North along the aforesaid parallel line a distance of 355.61 feet to the North line of the South 1/2 of the South 1/2 of said Northeast 1/4, thence West along the aforesaid North line a distance of 205.34 feet, thence South Westerly along the arc of a circle convex to the Southeast having a radius of 33 feet a distance of 61.69 feet to a point of tangency with a line thence Northwesterly along said tangent a distance of 18.10 feet to the East line of Lot 1 in said Oriole Park Village Third Addition, thence South along the East line of Lot 1 in said Oriole Park Village Third Addition, and making an angle of 72 degrees 53 minutes 35 seconds with the last described tangent (as measured from the Southeast to South) a distance of 46.77 feet to the South line of said Lot 1 in said Oriole Park Village Third Addition, thence West along the South line of Lots 1 to 7 both inclusive in said Oriole Park Village Third Addition a distance of 693.62 feet to the point of beginning, in Cook County, Illinois.

## PARCEL 2:

That part of Lot "A" in Oriole Park Second Addition (hereinafter described) lying South of a line drawn from a point on the East line of said Lot, 17.11 feet North of the Southeast corner thereof, to a point on the West line of said Lot, 14 feet North of the South West corner thereof said Oriole Park Village Second Addition being a Subdivision of part of Lot 4 of A. Hemmingay's Subdivision of part of the Southeast 1/4 of Section 1, and part of the Northeast 1/4 of Section 12, together with parts of Lots 2, 3 and 4 in

Assessor's Subdivision of the Northeast 1/4 of Section 12, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

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along a line parallel with the North line of Lots 1 to 9 both inclusive in said Oriole Park Village Fourth Addition to its intersection with a line 56 feet (as measured along the South line of said Oriole Park Village Fourth Addition) East of and parallel with the East line of North Oketo Avenue, thence South along a line parallel with the East line of said Oketo Avenue to its intersection with the North line of Harlem Highlands, being a Subdivision in the Northeast 1/4 of Section 12 aforesaid according to the plat thereof recorded as document 9263899, thence West along the North line of said Harlem Highlands and along the extension West of the North line of said Harlem Highlands, to its intersection with the West line of the East 16 feet of Oketo Avenue as vacated by Ordinance recorded as document 17981462 and document 18191405, thence South along the West line of the vacated East 16 feet of said Oketo Avenue, to the North line extended West of Foster Avenue as shown on plat of said Harlem Highlands, thence East along the extension of the North line of said Foster Avenue and along the North line of said Foster Avenue to the West line of the East 50 feet of said Northeast 1/4, thence North along a line parallel with the East line of said Northeast 1/4, a distance of 265.54 feet to the North line of the South 4.63 chains of said Northeast 1/4, thence East along the North line of the South 4.63 chains of said Northeast 1/4, a distance of 17.02 feet to a point in a line 33 feet West of and parallel with the East line of said Northeast 1/4; thence North along the aforesaid parallel line a distance of 355.61 feet to the North line of the South 1/2 of the South 1/2 of said Northeast 1/4, thence West along the aforesaid North line a distance of 205.34 feet, thence South Westerly along the arc of a circle convex to the Southeast having a radius of 33 feet a distance of 61.69 feet to a point of tangency with a line thence Northwesterly along said tangent a distance of 18.10 feet to the East line of Lot 1 in said Oriole Park Village Third Addition, thence South along the East line of Lot 1 in said Oriole Park Village Third Addition, and making an angle of 72 degrees 53 minutes 35 seconds with the last described tangent (as measured from the South-East to South) a distance of 46.77 feet to the South line of said Lot 1 in said Oriole Park Village Third Addition, thence West along the South line of Lots 1 to 7 both inclusive in said Oriole Park Village Third Addition a distance of 593.62 feet to the point of beginning, in Cook County, Illinois.

## PARCEL 2:


That part of Lot "A" in Oriole Park Second Addition (hereinafter described) lying South of a line drawn from a point on the East line of said Lot, 17.11 feet North of the Southeast corner thereof, to a point on the West line of said Lot, 14 feet North of the South West corner thereof said Oriole Park Village Second Addition being a Subdivision of part of Lot 4 of A. Hemmingay's Subdivision of part of the Southeast 1/4 of Section 1, and part of the Northeast 1/4 of Section 12, together with parts of Lots 2, 3 and 4 in

Assessor's Subdivision of the Northeast 1/4 of Section 12 Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

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Property of Cook County Clerk's Office



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(312) 407-0002

ATTN: KEVIN