

UNOFFICIAL COPY 90118558

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made this 6th day of February 1990, by and between Royal Homes Corp., Agent for 1st National Bank of Des Plaines Trust #294, LESSOR, and American General Finance, Inc., successor in interest to General Finance Corp., LESSEE, of Illinois

WITNESSETH

WHEREAS, The undersigned Lessor is now the Landlord, and the undersigned Tenant is now the Lessee under that certain Lease Agreement dated January 23, 1985, by and between Royal Homes Corp., Agent for 1st National Bank of Des Plaines Trust #294, LESSOR, and American General Finance, Inc., successor in interest to General Finance Corp., LESSEE, of Illinois, and the parties hereto as the present Lessor and present Lessee, respectively, desire by this Agreement to comply with the provisions of said Lease relating to the execution and recordation of a Memorandum of Lease:

NOW, THEREFORE, in consideration of the premises and the mutual agreement of the parties hereto herein contained, the parties hereto acknowledge and agree as follows:

1. That possession of the leased premises was delivered to the Lessee under said Lease on or about March 1, 1985.
2. That the term of said Lease commenced on March 1, 1985, and will terminate on February 28, 1992; there is an option entered for Three (3) years.
3. That the leased premises consist of 7145 W. Belmont Ave. Chicago, IL
4. That the terms, covenants and conditions of said lease are fully stated and set forth in the original lease aforesaid, a copy of which is in the possession of each of the parties hereto.
5. That said lease is, and shall remain, in full force and effect and the provisions of the originals thereof shall prevail over any inconsistency herewith.

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

ATTEST: Royal Homes Corp., Agent for 1st National Bank of Des Plaines Trust #294 (LESSOR)

BY American General Finance, Inc. (LESSEE) Jeffrey L. Ledbetter Asst. Secretary G.D. Graves Vice President

STATE OF INDIANA) ACKNOWLEDGMENT OF LESSEE) SS) COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public with and for said County and State on this 6th day of February, 1990, came American General Finance, Inc., a corporation, by G.D. Graves, its Vice President, and by Jeffrey L. Ledbetter, its Assistant Secretary, who as such officers thereunto duly authorized, for and on behalf of said corporation, acknowledged the execution of the foregoing Memorandum of Lease and the affixing thereto of the corporate seal of said corporation to be the voluntary act and deed of said corporation. Witness my hand and notarial seal.

My Commission Expires 2-5-93

Notary Public signature

STATE OF) ACKNOWLEDGMENT OF LESSOR (CORPORATION)) SS) COUNTY OF)

Before me, a Notary Public, in and for said county, personally appeared Secretary of the corporation which executed the foregoing instrument; that they did sign said instrument as such President and Secretary in behalf of said corporation and by authority of its Board of Directors; and that said instrument is their free act and deed individually and as such officers and the free and corporate act and deed of said corporation.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal this day of 19 My Commission Expires Notary Public

STATE OF) ACKNOWLEDGMENT OF LESSOR (INDIVIDUAL)) SS) COUNTY OF)

Before me, a Notary Public, in and for said county and state, personally appeared the Lessor, who acknowledged that did sign the foregoing Memorandum of Lease, and that the same is thus his/her free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal this day of 19 My Commission Expires Notary Public

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Property of Cook County Clerk's Office

6/11/2011

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LEASE EXTENSION

Agreement made this 6th day of February, 1990, between Royal Homes Corp., Agent for 1st National Bank of Des Plaines Trust #294, Lessor, and American General Finance, Inc., successor in interest to General Finance Corporation of IL, Lessee, a corporation pertaining to the premises located at 111 Illinois 7145 W. Belmont Ave., Chicago, IL

WHEREAS, there is a certain lease extension dated January 23, 1985, now in effect until February 28, 1990, between Lessor and Lessee, and

WHEREAS, it has been agreed that said lease extension may be extended from its present expiration for an additional term of Two (2) years effective March 1, 1990 to February 28, 1992, with an option period for Three (3) years effective March 1, 1992 to February 28, 1995

NOW THEREFORE, it is agreed as follows:

- The Lessee is given the right to renew and extend said lease as stated above.
- As consideration for the extension of said lease, Lessee shall pay to Lessor monthly rental payments in the amount of Nine Hundred Fifty and 00/100 Dollars (\$ 950.00).
- The monthly rental for the option period shall be One Thousand Fifty and 00/100 Dollars (\$ 1050.00).
- Additional Provisions: Lessee shall have the right and privilege of cancelling and terminating this lease effective at the end of the first twelve months period or at any time thereafter by giving Lessor notice of cancellation at least 60 days prior to such cancellation, provided Lessee shall pay the rent due the Lessor to the date of such cancellation and shall further pay the sum of 4 months rent for such privilege of cancellation.
- Except for the foregoing conditions and option agreement this renewal and extension shall be on the terms of said original lease dated January 23, 1985, which terms are incorporated by reference thereto as if set forth herein at length.

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

ATTEST: Royal Homes Corp., Agent for 1st National Bank of Des Plaines Trust #294 (LESSOR)
 BY: Joseph L. Ledbetter for Royal Homes Corp.
 American General Finance, Inc.

ATTEST: Jeffrey L. Ledbetter (LESSEE)
 Asst. Secretary BY: G.D. Graves Vice President

STATE OF INDIANA) ACKNOWLEDGMENT OF LESSEE
) SS
 COUNTY OF VANDERBURGH) **90118558**

Before me, the undersigned, a Notary Public with and for said County and State on this 6th day of February, 1990, came American General Finance, Inc., a corporation, by G.D. Graves, its Vice President, and by Jeffrey L. Ledbetter, its Assistant Secretary, who as such officers thereunto duly authorized, for and on behalf of said corporation, acknowledged the execution of the foregoing Memorandum of Lease and the affixing thereto of the corporate seal of said corporation to be the voluntary act and deed of said corporation.
 Witness my hand and notarial seal

My Commission Expires: 2-5-93
 a resident of Vanderburgh County, Indiana

STATE OF) ACKNOWLEDGMENT OF LESSOR (CORPORATION)
) SS
 COUNTY OF)
 Before me, a Notary Public, in and for said county, personally appeared _____ President and _____ Secretary of _____ the corporation which executed the foregoing instrument; that they did sign said instrument as such President and _____ Secretary in behalf of said corporation and by authority of its Board of Directors; and that said instrument is their free act and deed individually and as such officers and the free and corporate act and deed of said _____
 In testimony whereof, I have hereunto subscribed my name and affixed my official seal this _____ day of _____, 19_____
 _____ Notary Public

My Commission Expires: _____
 STATE OF) ACKNOWLEDGMENT OF LESSOR (INDIVIDUAL)
) SS
 COUNTY OF)
 Before me, a Notary Public, in and for said county and state, personally appeared _____ the Lessor, who acknowledged that _____ did sign the foregoing Memorandum of Lease, and that the same is thus his/her free act and deed.
 In testimony whereof, I have hereunto set my hand and affixed my notarial seal this _____ day of _____, 19_____
 _____ Notary Public

UNOFFICIAL COPY

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90118558

Chicago IL 60634
THIS WAS PAID BY
BIRMINGHAM STEEL COMPANY
I have to

90118558

DEPT-01 RECORDING 03/16/90 11:27:00 \$14.25
#0386 # 90-118558
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

Chicago IL 60634
RECEIVED FROM THE
THAT PART OF LOT 4 AND THAT N.E. PART
(E. 50%) OF LOT 4, BLDG 4, CHURCH & WATSON'S
BEHMORE AVE Addition to Chicago in the West 1/2
NORTHWEST 1/4 Section 20-40-13
LYING EAST OF THE THIRD HORIZONTAL MERIDIAN
TAXNO 13-30-100-005-008