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MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT, made as of the 27th day of June, 1991 (the "Memorandum"), by and between WILLIAM LOEB and MOLLIE LOEB, husband and wife, adult residents of the State of Wisconsin, (collectively the "Landlord") and HARVEY LOEB and DAWN LOEB, husband and wife, adult residents of the State of Illinois, (collectively the "Tenant").

W I T N E S S E T H :

WHEREAS, the Landlord, pursuant to a Lease Agreement (the "Lease") dated June 27, 1991, leased to Tenant the premises consisting of a single family residence, known as 5517 South Blackstone Avenue, and located on the tract of land located in the City of Chicago, County of Cook, more particularly described in Exhibit A attached hereto and made a part hereof (the "Demised Premises");

WHEREAS, Landlord and Tenant now desire to enter into this Memorandum for purposes of recording the same in the Office of the Register of Deeds of Cook County, Illinois, in order to place third parties on notice of the Lease and the rights of Tenant thereunder;

IT IS THEREFORE, in consideration of the Demised Premises, the consideration set forth in the Lease, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby agreed by and between the parties hereto, each being legally advised in the Demised Premises and intending to be legally bound hereby, as follows to-wit:

1. Lease of Demised Premises. Landlord does hereby demise and lease to Tenant the Demised Premises at the rental and on the terms, covenants and conditions contained in the Lease for an initial term commencing as of the date hereof and terminating ten (10) years after the date hereof, unless Tenant, if the Tenant is not in default in any of its covenants under the Lease, elects to renew the Lease for an additional term of ten (10) years on the same terms and conditions as are set forth in the Lease.

2. Option to Purchase. At any time after the third (3rd) year of the term of the Lease, but prior to the termination of the Lease or any extension of this Lease, and provided that the Tenant is not in default of any of the covenants or duties contained under the Lease, the Tenant shall have the exclusive nonassignable option to purchase the Demised

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Premises from the Landlord upon the terms and conditions contained in the Lease.

3. Modification. Neither the Lease nor any term, covenant, or condition thereof may be modified or amended except by an agreement in writing executed by the parties hereto.

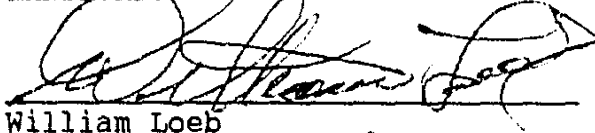
4. Successors; Assigns. This Memorandum, the Lease and all of the terms, covenants and conditions hereof, thereof, and of the various instruments executed and delivered pursuant thereto, shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. All obligations of the Landlord hereunder and thereunder shall be deemed "covenants running with the land" and shall be binding upon the Demised Premises.

5. Lease Agreement Controlling. This Memorandum is only a summary of some of the terms, covenants, and conditions contained in the Lease, and nothing herein contained shall alter or amend any of the terms, covenants or conditions of the Lease, all of which are hereby incorporated herein in full.

6. Notice to Third Parties. This Memorandum is made and executed and is to be recorded in the Office of the Register of Deeds in and for Cook County, Illinois, for the purpose of giving notice of the Lease and the terms and conditions contained therein.

IN WITNESS WHEREOF, Landlord and Tenant have duly executed this Memorandum as of the day, month and year first above written.

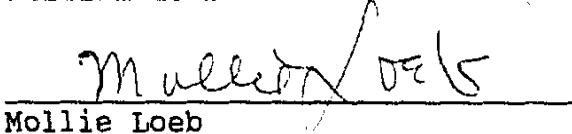
LANDLORD:



William Loeb

TENANT:

Harvey Loeb



Mollie Loeb

Dawn Loeb

STATE OF WISCONSIN)
) ss.
JEFFERSON COUNTY)

Personally came before me this 27th day of June,
1991, the above named WILLIAM LOEB and MOLLIE LOEB, known to me

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to be the persons who executed the foregoing instrument, and
acknowledged the same.

Archie Loh
Notary Public,
State of Wisconsin.
My Commission: June 23, 1994

STATE OF ILLINOIS)
) ss.
COOK COUNTY)

Personally came before me this _____ day of June,
1991, the above named HARVEY LOEB and DAWN LOEB, known to me to
be the persons who executed the foregoing instrument, and
acknowledged the same.

Notary Public,
State of Illinois.
My Commission: _____

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This instrument was drafted by and should be returned to
Michael A. Gral, Weiss, Berzowski, Brady & Donahue, 700 North
Water Street, Milwaukee, Wisconsin 53202.

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EXHIBIT A

LEGAL DESCRIPTION

DEPT-91 RECORDING \$17.50

TRACER TRAN 9473 10/08/91 14:17:00

83677 # 21 * -91 -525530

COOK COUNTY RECORDER

The North 1/2 of Lot 21 in block 57 in Hyde Park, a Subdivision of the East 1/2 of the South East 1/4 and East 1/2 of the North East Fractional 1/4 of Section 11, Township 38 North, Range 14 East, the North part of the South West Fractional 1/4 of Section 12, Township 38 North, Range 14 East and the North East 1/4 of the North East 1/4 of Section 14, Township 38 North, Range 14 East of the third principal meridian, in Cook County, Illinois.

P.I.N. 20-14-204-003-0000

Common Address: 5517 South Blackstone, Chicago, Illinois 60637

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M. J. [unclear]