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CHICAGO, ILLINOIS 60661-3963
525 WEST MONROE STREET, SUITE 1600
KATHLEEN MUCHIN & ZAVIA
STUART P. SHULRUFF, ESQ.

THIS AGREEMENT PREPARED BY
~~AMERICAN RECORDING SHOULD BE~~
~~RETURNED TO:~~

91313342

WHEREAS, Licensor wishes to grant Licensee a license over, across and on the premises for the purpose of parking motor vehicles, on the terms and conditions hereinafter set forth,

WHEREAS, simultaneously with the execution of this Agreement, Licensee and Licensee are consummating the transaction contemplated by that certain Real Estate Sale Contract of even date herewith (the "Purchase Contract"), pursuant to which Licensee will sell to Licensor, and Licensor will purchase from Licensee, certain vacant land commonly known as 1920-22 Fullerton Avenue, Chicago, Illinois, which vacant land has been used by Licensee for parking of motor vehicles and which comprises a portion of Parcel A; and

WHEREAS, Licensee is the owner of certain real estate and improvements thereon commonly known as 1880 West Fullerton Avenue, located in Chicago, Illinois and substantially adjacent to the Premises;

WHEREAS, Licensor is the owner of certain real estate located on Fullerton Avenue between Wolcott Avenue and the intersection of Damen Avenue and Elston Avenue in Chicago, Illinois depicted on Exhibit A and Exhibit B-1 attached hereto and legally described on Exhibit C attached hereto and made a part hereof ("Parcel A") and certain real estate located behind Licensor's facility located on Damen Avenue north of Fullerton Avenue and south of the north branch of the Chicago River in Chicago, Illinois depicted on Exhibit A and Exhibit B-2 attached hereto ("Parcel B and, together with Parcel A, the "Premises");

R E C I T A S :

THIS PARKING LICENSE AGREEMENT (this "Agreement") is made and entered into as of the 20th day of June, 1991 by and between VIENNA BEEF LTD., an Illinois corporation (hereinafter referred to as "Licensor"), and GLOBE GLASS AND MIRROR CO., an Illinois corporation (hereinafter referred to as "Licensee").

This document is being re-recorded to correct an error in the legal description.
COOK COUNTY RECORDER
91313342
145555 TRAN 5279 12/23/91 15:32:00
43197 E * 91-674892

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COOK COUNTY, ILLINOIS
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RE-RECORDED DOCUMENT

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3. License Fee. Licensee agrees to pay to Licensor a license fee ("License Fee") in an amount equal to \$21.00 per month per motor vehicle parked by the user on the premises, provided, however, so long as Licensor is not in breach of this Agreement, Licensee agrees to pay a minimum license fee in the amount of \$1,260 per month. The license fee shall be prorated on a per diem basis for any vehicles parked on the premises for less than an entire month. The license fee shall be payable monthly, in arrears, on the first day of each month commencing July 1, 1991. Licensee shall maintain adequate records showing the number of cars so parked on the premises. Licensor shall have the right, at Licensor's expense, to examine such records on reasonable prior notice. Simultaneously with the execution of this Lease, Licensor is executing and delivering to Licensee that certain promissory note in the amount of \$167,001.20 (the "Note") representing the purchase price for the property acquired by Licensor pursuant to the purchase contract and comprising a portion of Parcel A. So long as any amounts or principal are outstanding under said Note, Licensor hereby authorizes and directs Licensee to pay all license fees due hereunder directly to the holder of such note, such payments to be applied in the manner set forth therein.

2. Term. The license granted hereunder shall commence on the date hereof and, subject to the immediately succeeding sentence, terminate on June 30, 1996 (the "Initial Term"). Notwithstanding the foregoing, after the expiration of the Initial Term, the license granted hereunder shall continue for successive periods of one (1) year unless terminated by either party upon not less than ninety (90) days written notice to the other party prior to the end of the Initial Term or the then current renewal period, as the case may be. It is the express intent of the parties hereto that the license granted herein is a license coupled with an interest and that it may not be revoked or terminated except as provided herein.

1. Grant of License. Licensor hereby grants to Licensee, its affiliated entities and their respective employees, agents, invitees, successors and assigns (collectively, the "Users"), a license over, across and on the premises for the parking of motor vehicles together with such vehicular and pedestrian ingress and egress as is necessary in connection with the parking of such motor vehicles.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, the mutual covenants and agreements herein contained and in order to induce Licensee to enter into and consummate the transaction contemplated by the purchase contract, and as additional consideration therefor, the following grants, agreements and covenants are hereby made:

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(f) Lay gravel, level and stripe all areas of the Premises as soon as reasonably possible, but no later than seven (7) days after the date hereof.

(g) Install a light in the location shown on Exhibit A attached hereto as soon as reasonably possible, but no later than thirty (30) days after the date hereof; and

6. Construction. (a) Licensor covenants and agrees, at its sole cost and expense, to:

(c) neither the entering into by Licensor of this Agreement nor the consummation of the transactions contemplated hereby will constitute a breach or default under any agreement to which Licensor is a party or by which Licensor or the Premises may be bound.

(b) all consents and approvals which may be required in order for Licensor to enter into this Agreement and consummate the transactions contemplated hereby have been obtained and are in full force and effect; and

(a) Licensor has full right, power and authority to enter into this Agreement and consummate the transactions contemplated hereby;

5. Representations. Licensor represents and warrants to Licensee that:

4. Covenants. Licensor covenants and agrees that at all times during the term of this Agreement there shall be made available to users parking facilities on the Premises for at least one hundred twenty (120) motor vehicles and, in the event the User's anticipated needs are in excess of one hundred twenty (120) spaces, Licensor covenants and agrees to use its best efforts to make available to users up to, but not in excess of, one hundred forty (140) spaces. Licensee agrees to notify Licensor of user's anticipated needs (but in no event in excess of 140 spaces) for parking during the term of this Agreement, which notification may be updated from time to time and at any time by Licensee. The failure of Licensor to make available to users the requisite space subject to the limitation contained herein, and the continuance of such failure for ten (10) days after written notice from Licensee to Licensor, shall constitute a default by Licensor, entitling Licensee to accelerate all amounts due and payable under the Note. Licensor and Licensee acknowledge and agree that Licensee shall be entitled to use Parcel B prior to Parcel A.

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9. Miscellaneous. This Agreement and the license granted herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns and is intended to run the land. This Agreement (a) shall be construed in accordance with the laws of the State of Illinois, (b) shall be given a reasonable construction so that the intention of the parties to confer a commercially reasonable right of enjoyment on the Users is carried out, and (c) may be executed in multiple counterparts. The non-prevailing party in any action to enforce

8. Indemnity and Insurance. Licensee agrees to indemnify and hold harmless Licensor from any and all loss, cost, expense or damage suffered or incurred by Licensor as a result of this Agreement, Licensor's negligence, willful misconduct or breach of this Agreement, Licensor agrees to maintain such liability insurance as it deems necessary or appropriate in connection with the license granted herein. Licensor shall have the right to approve the amount of said liability insurance, such approval not to be unreasonably withheld or delayed. Licensor shall be named as an additional insured on the liability insurance policy. A certificate of insurance evidencing such insurance coverage shall be delivered to Licensor.

7. Repair, Maintenance and Alterations. Licensee shall repair all damage to the premises caused by Users in the exercise of the license granted herein. Licensor shall repair all damage to the premises caused by Licensor and any person or entity, other than Users, claiming by, through or under Licensor. Except as provided above neither Licensor nor Licensor shall have any liability or obligation to maintain or repair the Premises.

(c) It is understood and agreed that the obligations of Licensor under this Section 6 are one time obligations and once such obligations have been performed as provided herein, Licensor shall have no further obligation under this Section 6.

(b) All work to be performed by Licensor shall be subject to the approval of Licensor, such approval not to be unreasonably withheld or delayed. Licensor and Licensee agree to cooperate with one another and work together, in good faith, and coordinate their efforts toward the efficient and effective performance of Licensor's obligations hereunder with the least amount of interference with the use and enjoyment by Users of the license granted hereby.

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BY: [Signature]

GLOBE GLASS AND MIRROR CO., an Illinois corporation

BY: _____

VIENNA BEER LTD., an Illinois corporation

IN WITNESS WHEREOF, Licensor and Licensee have executed this License Agreement as of the 20th day of June, 1991.

the covenants and obligations of such party shall be obligated to pay reasonable attorney's fees and costs incurred by the prevailing party.

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the covenants and obligations of such party shall be obligated to pay reasonable attorney's fees and costs incurred by the prevailing party.

IN WITNESS WHEREOF, Licensor and Licensee have executed this License Agreement as of the 10th day of June, 1991.

VIENNA BEER LTD an Illinois corporation

Carol A. Fisher
BY: _____

GLOBE GLASS AND MIRROR CO., an Illinois corporation

By: _____

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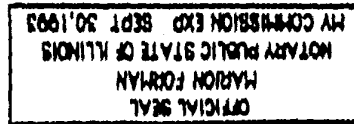
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My Commission Expires: 9-30-93

Marion Forman
Notary Public

GIVEN under my hand and Notarial Seal this 20th day of June, 1991.

I, Marion Forman, State Illinois, DO HEREBY CERTIFY that the James E. Fischer personally known to me to be the President of VIENNA BEER LTD., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such James E. Fischer of said corporation, he signed and delivered the said instrument, pursuant to authority given by the Board of said corporation as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

STATE OF ILLINOIS)
COUNTY OF)
SS)

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JAN 20 10 10 AM '08
CLERK OF THE COUNTY OF COOK
RECEIVED

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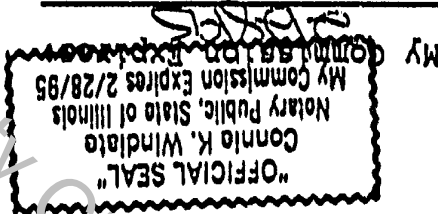
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Notary Public
[Signature]

GIVEN under my hand and Notarial seal this 20 day of June, 1991.

of said corporation, for the uses and purposes
said corporation as his free and voluntary act and as the free and
the said instrument, pursuant to authority given by the Board of
that as such of said corporation, he signed and delivered
instrument, appeared before me this day in person and acknowledged
be the same person whose name is subscribed to the foregoing
of GLOBE GLASS AND MIRROR CO. and personally known to me to
the State of Illinois, personally known to me to be the
I, Connie K. Windlate, do hereby CERTIFY that

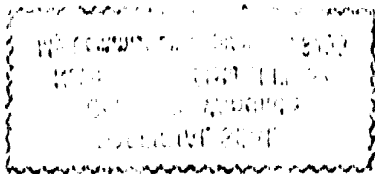
in and for said county, in

STATE OF ILLINOIS
COUNTY OF
SS

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NOT DRAWN TO SCALE

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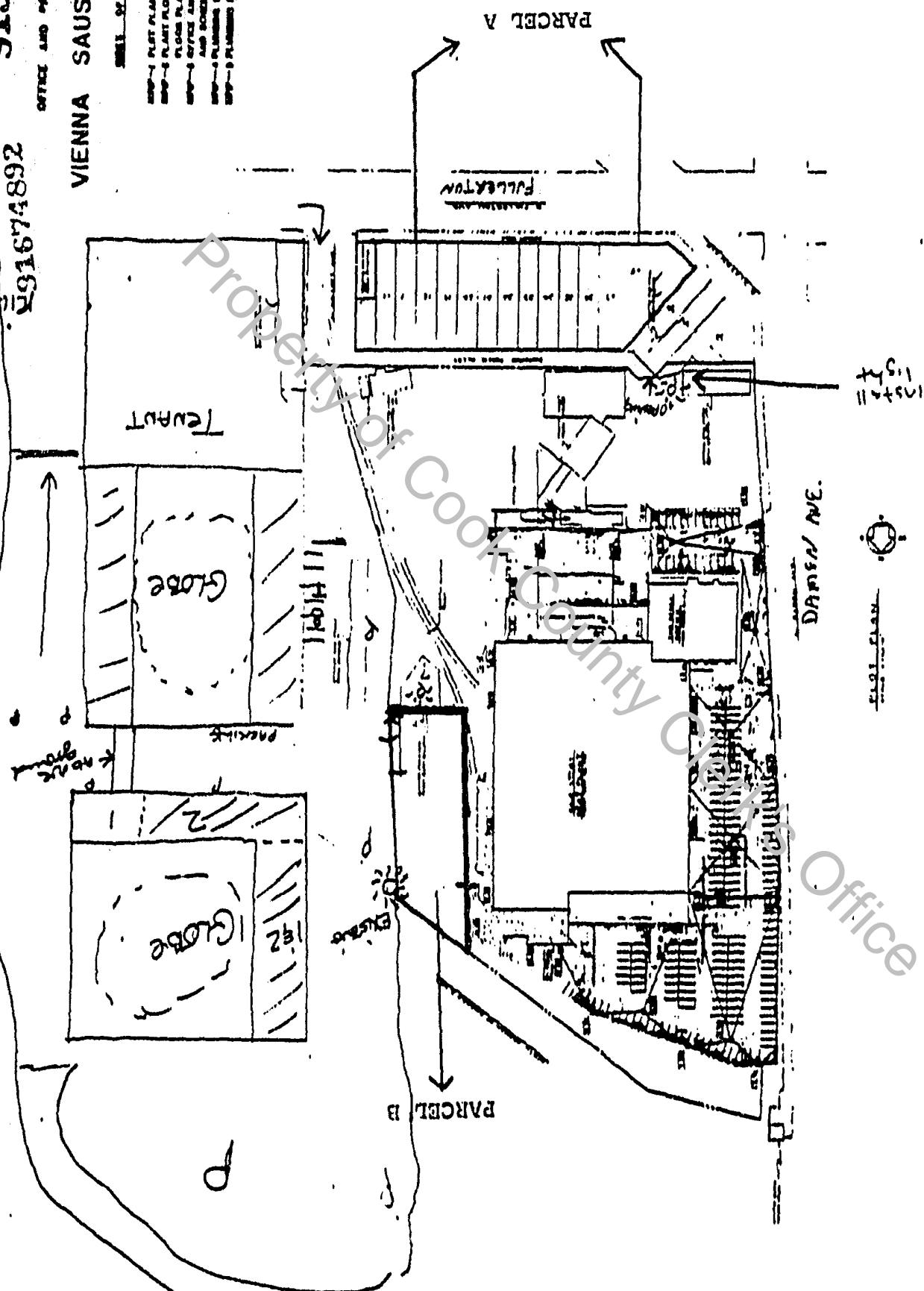
68874892

OFFICE AND PROCESS BUILDING

VIENNA SAUSAGE MFG. CO.

SCALE BY SQUARE

- 100'-0" PLOT PLAN
- 100'-0" PLANT FLOOR PLAN AND PROCESS
- 100'-0" PLODGE PLAN
- 100'-0" OFFICE AND WELFARE PLANS
- 100'-0" AND SCHEDULES
- 100'-0" PLUMBING PLAN - PLANT
- 100'-0" PLUMBING PLAN - OFFICE



Office

9 1 3 1 3 4 2

EXHIBIT A

DATE	2008
PROJECT	VIENNA SAUSAGE MFG. CO.
SCALE	1" = 100'
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...

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9 1 2

26314915

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225.0

43' car

176'

Gate

65'-0

EXHIBIT B-2

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EXHIBIT C

LEGAL DESCRIPTION

Lots 15, 16, 19, 20, 23, 24, 27, 28 and 29 in Block 8 in Fullerton's Addition to Chicago in the Southeast 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: West Fullerton between Wolcott and Damen,
Chicago, Illinois

P.I.N.:

- 14-30-401-017
- 14-30-401-016
- 14-30-401-013
- 14-30-401-012
- 14-30-401-009
- 14-30-401-008
- 14-30-401-005
- 14-30-401-004

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3/27/2021

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ON THIS DATE, I, [Name], of the County of Cook, State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the [Agency/Office].

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APR 19 1992

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EXHIBIT C

LEGAL DESCRIPTION

Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29 in Block 8 in Fullertons Addition to Chicago in the Southeast 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Nos.

14-30-401-001 through 14-30-401-014

Common Address.

West Fullerton Avenue Between Wolcott and Osmer
Chicago, Illinois 60647

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