

UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

91109778

MEMORANDUM OF LEASE

THIS INDENTURE, made and entered into this 13th day of December, 1990, by and between NUSA P. TABROS, and Wife, PAULA K. TABROS, hereinafter referred to as the "LANDLORDS", and FAMILY DOLLAR STORES OF ILLINOIS, INC., hereinafter referred to as "TENANT".

15.00

WITNESSETH

That, in consideration of the covenants hereinafter contained, the Landlords hereby demise and let, and the Tenant hereby rents and hires from the Landlords, the following described premises situated on S. Brainard Avenue at the intersection of 133rd Street, further identified as 13319 S. Brainard Avenue in the City of Chicago, Cook County, Illinois and being that property formerly occupied by Jarosz's Super Foods as shown outlined in red on Exhibit B - Site Plan attached hereto and made a part hereof.

1991 MAR 12 AM 11:06

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Together with a building containing 8,349 (69' x 121') square feet, to be provided by the Landlords on the above-described premises (said premises and the building thereon are hereinafter called "demised premises"), including the paved, marked, lighted parking, service and access areas provided in accordance with "Exhibit B - Site Plan" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said demised premises for an initial term ending on the 31st day of December, 1995, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties and bearing even date herewith, which said Lease Agreement is incorporated herein by reference, and the TENANT has been and is hereby granted, in accordance with the terms of said Lease Agreement, Six (6) successive options to extend the term of said Lease for a period of Five (5) years on each option.

IN WITNESS WHEREOF, this indenture has been duly executed by said parties in manner and form provided by law, this the day 13th year first above written.

Witness:

Nusa P. Tabros

LANDLORDS

Nusa P. Tabros
Nusa P. Tabros

Witness:

Paula K. Tabros

Paula K. Tabros
Paula K. Tabros

TENANT
FAMILY DOLLAR STORES OF ILLINOIS, INC.

ATTEST:

James A. Beni
Assistant Secretary

By: [Signature]
Senior Vice President

Prepared by Shellee Hunt Comer

MAIL TO

Family Dollar Stores, Inc

PO Box 1017

Charlotte, North Carolina 28201-1017

ATTN: Corporate Secretary

BOX 333

987206 L

91109778

UNOFFICIAL COPY

STATE OF Illinois

NOTARY

COUNTY OF Will

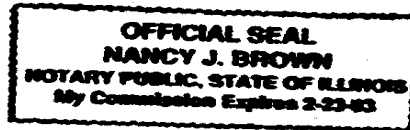
I, Nancy J. Brown, a Notary Public in and for the aforesaid State and County, do hereby certify that Musa P. Tadros and Wife, Paula K. Tadros, personally appeared before me this day and that by the authority duly given and on behalf of themselves acknowledged the foregoing instrument was signed and executed by them for the purposes therein expressed.

WITNESS my hand and notarial seal this the 20 day of December, 1990.

Nancy J. Brown
Notary Public

My Commission Expires:

February 23, 1992



STATE OF NORTH CAROLINA

NOTARY

COUNTY OF HICKLENDURG Scotland

I, Shelbee Hunt Conner a Notary Public in and for the aforesaid State and County, do hereby certify that GEORGE R. MAHONEY, JR., and JANICE B. BURRIS, Sr. Vice President and Assistant Secretary respectively of FAMILY DOLLAR STORES OF ILLINOIS, INC. personally appeared before me this day and that by the authority duly given and as the act of the corporation, the foregoing instrument was signed and executed by them for the purposes therein expressed.

WITNESS my hand and notarial seal this the 10th day of December 1990.

Shelbee Hunt Conner
Notary Public

My Commission Expires:

10-26-91

91109778

A TRACT OF LAND COMPRISING PART OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 33 FEET SOUTH THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 31, SAID PARALLEL LINE BEING THE SOUTH LINE OF EAST 133RD STREET AND SAID POINT OF BEGINNING BEING ON THE WEST LINE OF COX'S 2ND SUBDIVISION, SAID WEST LINE BEING THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SAID SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 31, THENCE WEST ALONG SAID SOUTH LINE OF EAST 133RD STREET A DISTANCE OF 188.75 FEET TO THE EAST FACE OF A CONCRETE WALK; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 63 DEGREE 01 MINUTES FROM EAST TO SOUTHEASTERLY WITH SAID SOUTH LINE OF 133RD STREET A DISTANCE OF 63.09 FEET TO AN IRON STAKE; THENCE SOUTHWESTERLY PERPENDICULAR TO THE NORTHEASTERLY LINE OF THE 60 FOOT RIGHT OF WAY BRAINARD AVENUE, A DISTANCE OF 49 FEET TO SAID NORTHEASTERLY LINE OF BRAINARD AVENUE; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF BRAINARD AVENUE A DISTANCE OF 279.15 FEET TO AN INTERSECTION WITH THE WEST LINE OF COX'S 2ND SUBDIVISION, THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 290.41 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY ILLINOIS.

26-31-116-020 13319 S. Brainard

UNOFFICIAL COPY

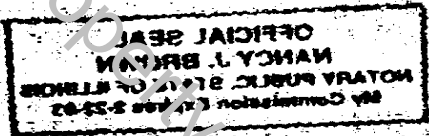
NOTARY

STATE OF

COUNTY OF

I, _____, a Notary Public in and for the State of Illinois, do hereby certify that _____ and _____, the undersigned, have acknowledged the foregoing instrument was signed and executed by them for the purposes therein expressed.

WITNESS my hand and notarial seal this _____ day of _____, 1999.



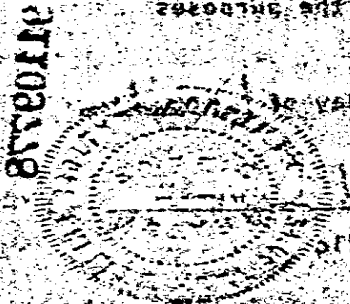
NOTARY

STATE OF NORTH CAROLINA

COUNTY OF WASHINGTON

I, _____, a Notary Public in and for the State of North Carolina, do hereby certify that _____, _____ and _____, the undersigned, have acknowledged the foregoing instrument was signed and executed by them for the purposes therein expressed.

WITNESS my hand and notarial seal this _____ day of _____, 1999.



NOTARIAL JOURNAL

DATE: _____

TIME: _____

PLACE: _____

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

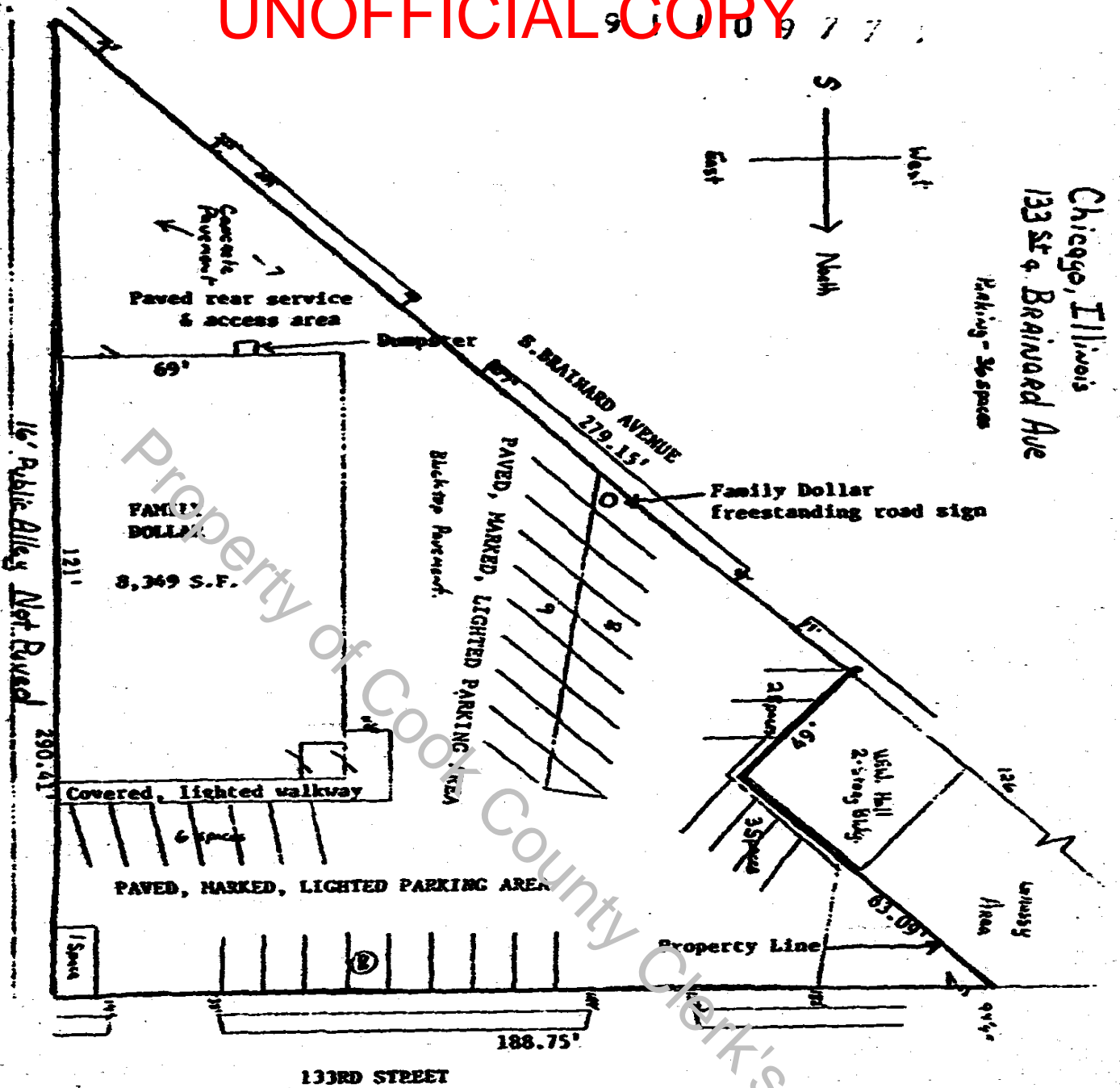
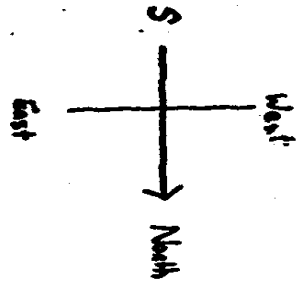
ZIP: _____

REASON: _____

NOTARY: _____

Chicago, Illinois
133 St & Brainard Ave

Parking - 36 spaces



Property of Cook County Clerk's Office

EXHIBIT B - Site Plan

Memorandum of Lease

MUSA P. TADROS AND WIFE, PAULA K. TADROS
Landlords

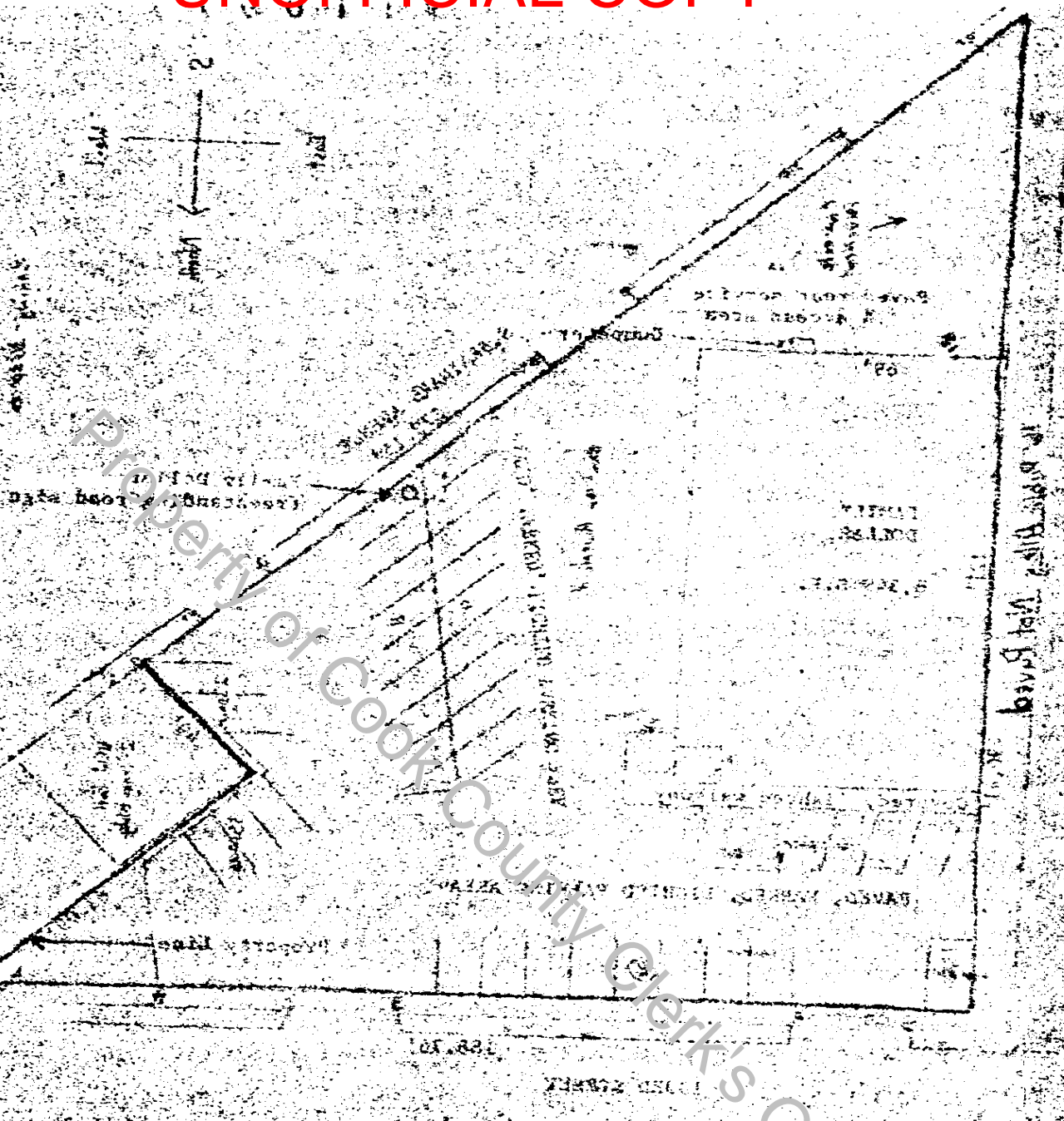
FAMILY DOLLAR STORES OF ILLINOIS, INC.
Tenant

91109778

DATE	12/13/90
APPROVED BY:	
LANDLORD:	<i>PT</i>
TENANT:	<i>FT</i>

UNOFFICIAL COPY

1337 1/2 BROADWAY
CHICAGO ILLINOIS



ATTORNEY

EXHIBIT B - Site plan
of the property of the
FAMILY DOLLAR STORES OF ILLINOIS, INC.
located at 1337 1/2 BROADWAY, CHICAGO, ILLINOIS

APPROVED BY
DATE

Property of Cook County Clerk's Office