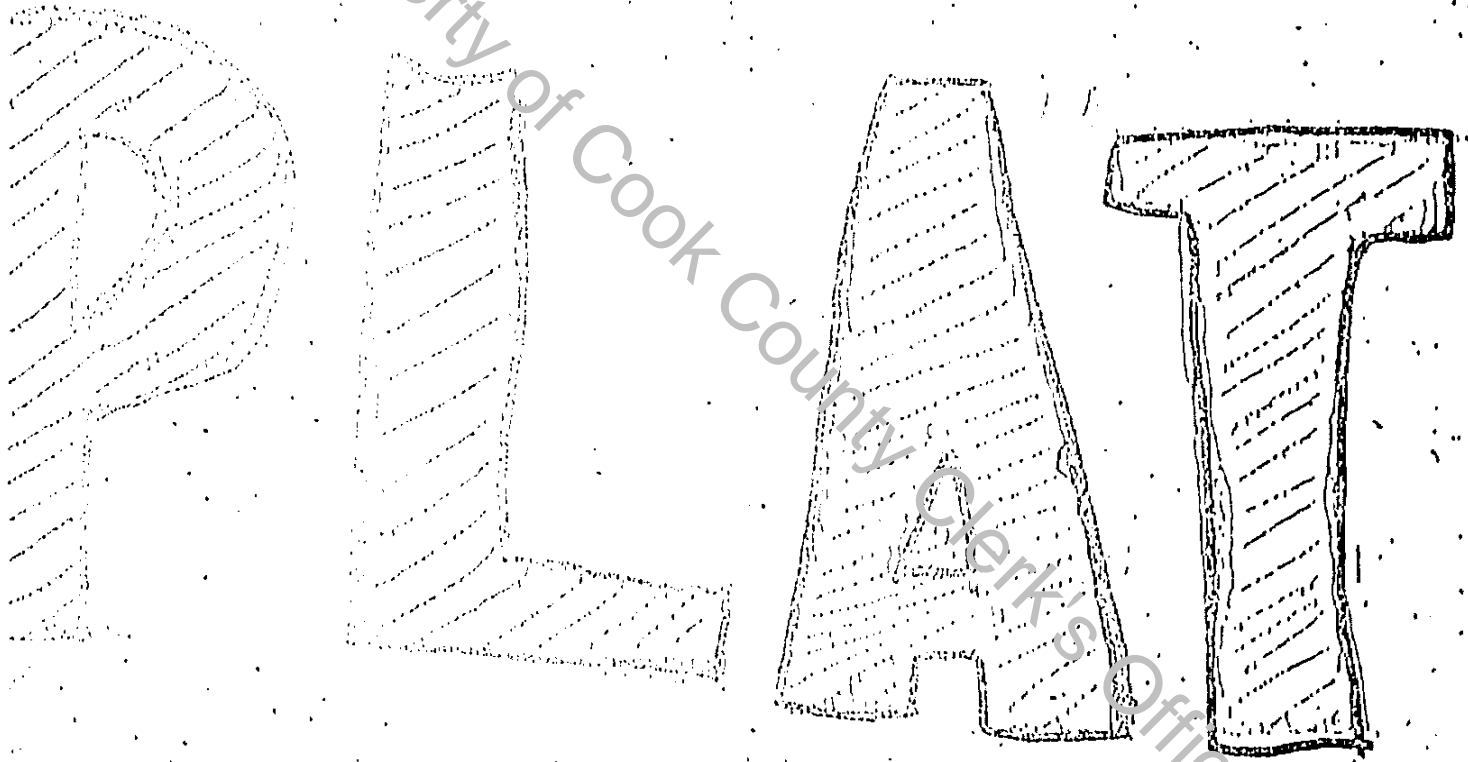


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5/26/91

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10/22/19

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10/22/19

MEMORANDUM OF LEASE

91195281

By this Memorandum of Lease, made in multiple copies⁹¹¹⁹⁵²⁸¹ the 18th day of March, 1991, between LA SALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 31, 1977, AND KNOWN AS TRUST NUMBER 10-22438-08 and not personally hereinafter called "Landlord," and BOND DRUG COMPANY OF ILLINOIS, an Illinois corporation, hereinafter called "Tenant";

Landlord hereby leases to Tenant, and Tenant hereby rents from Landlord, for the term commencing April 1, 1991, and continuing to and including March 31, 2041, subject to prior termination as hereinafter provided, the premises located in the Village of LaGrange Park, State of Illinois, to include not less than 144 feet of frontage facing LaGrange Road and not less than 79 feet of depth, being an irregular shaped area containing 11,287 square feet on the first floor, and 2,056 square feet of basement area hereinafter referred to as the "Leased Premises," in the existing one, two and three-story building, and together with all improvements, appurtenances, easements and privileges belonging thereto, all as shown on the plans attached hereto and made a part hereof as Exhibit "A-1" and Exhibit "A-2," as part of the Shopping Center on LaGrange Road, all as legally described in Exhibit "B" hereto attached and made a part hereof and hereinafter referred to as the "Shopping Center."

Tenant shall pay a rent of One Dollar (\$1.00) per year.

Provisions for further and additional rent and the other terms, covenants and conditions of said letting, including the options on the part of Tenant for prior termination, are set forth at length in another lease, bearing even date herewith, between the parties hereto and all of said provisions, terms, covenants and conditions are, by reference thereto, hereby incorporated in and made a part of this lease.

Said other lease, among other things, contains the following provisions:

PARKING

Landlord covenants that at all times during the term of this Lease, Landlord shall provide, maintain, repair, adequately light when necessary during Tenant's business hours, clean, promptly remove snow and ice from, supervise and keep available the Parking Areas as shown on Exhibit "A-1" and Exhibit "A-2" (which Parking Areas shall provide for the parking of at least 409 automobiles), and also adequate common areas, service and receiving areas, pedestrian malls, sidewalks, curbs, roadways and other facilities appurtenant thereto. Said Parking Areas shall be for the free and exclusive use of customers, invitees and employees of Tenant and other occupants of said Shopping Center. There shall be no changes in the grade elevations in the Parking Areas which exceed five percent (5%), and such Parking Areas shall be suitably paved and drained. There shall be no steps or ramps in the sidewalks except as shown on Exhibit "A." No buildings or other structures shall be erected within the areas shown on Exhibit "A" except as indicated thereon. Said Parking Areas shall have automobile entrances and exits from and to adjacent streets and roads, which said entrances and exits shall be of such

(This instrument prepared by A. C. Sgarlata, 200 Wilmot Road, Deerfield, Illinois 60015)

Box 211 (R.G. Higgins)

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size and at such locations as are shown on Exhibit "A." Automobile traffic aisles in said Parking Areas shall run in directions shown on Exhibit "A."

MEMORANDUM
RIDER ATTACHED TO AND MADE A PART OF LEASE DATED 3/18/91

This LEASE is executed by LA SALLE NATIONAL TRUST, N.A., not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee, and under the express direction of the beneficiaries of a certain Trust Agreement dated 10/31/77 and known as Trust No. 10-22438-08 at LA SALLE NATIONAL TRUST, N.A., to all provisions of which Trust Agreement this LEASE is expressly made subject. It is expressly understood and agreed that nothing herein or in said LEASE contained shall be construed as creating any liability whatsoever against said Trustee personally, and in particular without limiting the generality of the foregoing, there shall be no personal liability to pay any indebtedness accruing hereunder or to perform any covenants, either express or implied, herein contained, or to keep, preserve or sequester any property of said Trust, and that all personal liability of said Trustee of every sort, if any, is hereby expressly waived by said Lessee, and that so far as said Trustee is concerned the owner of any indebtedness or liability accepting hereunder shall look solely to the premises hereby leased for the payment thereof. It is further understood and agreed that said Trustee has no agents or employees and merely holds naked legal title to the property herein described; that said Trustee has no control over, and under this LEASE assumes no responsibility for (1) the management or control of such property, (2) the upkeep, inspection, maintenance or repair of such property (3) the collection of rents or rental of such property, or (4) the conduct of any business which is carried on upon such premises. Trustee does not warrant, indemnify, defend title nor is it responsible for any environmental damage.

aforesaid lease, and this Memorandum of Lease is executed and delivered with the understanding and agreement that the same shall not in any manner or form whatsoever, alter, modify or vary the rents and other terms, covenants and conditions of the aforesaid lease bearing even date herewith between the parties hereto.

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

BOND DRUG COMPANY OF ILLINOIS

By [Signature]
Vice President

Attest:

[Signature]
Assistant Secretary

Witnesses:

[Signature]
[Signature]

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF
LA SALLE NATIONAL TRUST, N.A.,
as Trustee aforesaid and not personally

By [Signature]
Assistant Vice President

Attest:

[Signature]
Assistant Secretary

Witnesses:

[Signature]
[Signature]

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

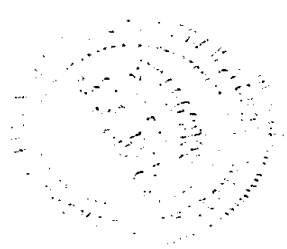
SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

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[Signature]
Witnesses:

[Signature]
Witnesses:

[Signature]
Assistant Secretary

[Signature]
Assistant Secretary

[Signature]
Vice President

[Signature]
Vice President

BOND DRUG COMPANY OF ILLINOIS

LA SALLE NATIONAL TRUST, N.A., as Trustee aforesaid, and not personally

IN WITNESS WHEREOF, Landleord and Tenant have executed this Memorandum of Lease, under seal, as of the day and year first above written.

This Memorandum of Lease is made and executed by the parties hereto for the purpose of recording the same in the office of the public records of Cook County, Illinois, and is subject in each and every respect, to the rents and other terms, covenants and conditions of the aforesaid other lease, bearing even date herein, between the parties hereto and this Memorandum of Lease is executed and delivered with the understanding and agreement that the same shall not in any manner or form whatsoever, alter, modify or vary the rents and other terms, covenants and conditions of the aforesaid lease bearing even date herewith between the parties hereto.

Landleord covenants and agrees that, during the continuance of this Lease, no other portion of the Shopping Center will be used for the operation of a drug store or a so-called prescription pharmacy or for any other purpose requiring a qualified pharmacist or other person authorized by law to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind. In addition, no other portion of the Shopping Center will be used for the sale of so-called health and/or beauty aids and/or drug sundries. Furthermore, no other portion of the Shopping Center will be used for the operation of a business in which photographing services and/or photographic film are offered for sale. This Article as it applies to the sale of so-called health and/or beauty aids shall not apply to the incidental sale of health and/or beauty aids by one barber shop and by one beauty salon. In the event that Tenant files suit against any other tenant or occupant of the Shopping Center to enforce the foregoing restrictions, Landleord agrees to (i) cooperate fully with Tenant in the prosecution of any such suit, and (ii) reimburse Tenant for such suit.

EXCLUSIVES

91:05501

SEE ENCL. 14 RE: 91:05501

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whatsoever against said Trustee personally, and in particular without limiting the generality of the foregoing, there shall be no personal liability to pay any indebtedness accruing hereunder or to perform any covenants, either express or implied, herein contained, or to keep, preserve or sequester any property of said Trust, and that all personal liability of said Trustee of every sort, if any, is hereby expressly waived by said Lessee, and that so far as said Trustee is concerned the indebtedness or liability accepting hereunder shall look

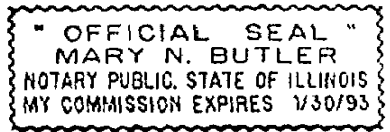
STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

I, Mary N. Butler, a Notary Public, do hereby certify that Alan M. Janick and R. C. Hubbard, personally known to me to be the Vice President and Assistant Secretary, respectively, of BOND DRUG COMPANY OF ILLINOIS, an Illinois corporation, and personally known to me to be the persons whose names are subscribed in the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers they signed and delivered the said instrument as such officers of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the purposes therein set forth.

Given under my hand and notarial seal this 2nd day of April, 1991.

Mary N. Butler
Notary Public

My commission expires:



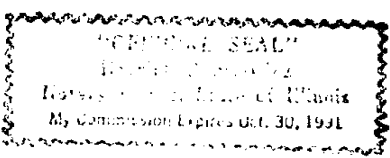
STATE OF ILLINOIS)
) ss.
COUNTY OF ~~LAKE~~)

I, HARRIET DENISWICZ, a Notary Public, do hereby certify that William H. Dillon and George B. [unclear], Assistant President and Secretary, respectively, of LA SALLE NATIONAL TRUST, N.A., as Trustee aforesaid, and personally known to me to be the persons whose names are subscribed in the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers they signed and delivered the said instrument as such officers of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the purposes therein set forth.

Given under my hand and notarial seal this 5 day of April, 1991.

Harriet Deniszewicz
Notary Public

My commission expires:



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COOK COUNTY CLERK'S OFFICE
JAN 10 2011 10:00 AM
CHICAGO, ILL 60601

EXHIBIT "B"

ALL THAT PART OF THE S. 1/2 OF THE S. 1/2 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EASTERLY LINE OF LA GRANGE ROAD (FORMERLY KNOWN AS 5TH AVENUE), A DISTANCE OF 406.01 FT., MEASURED ALONG SAID EASTERLY LINE OF LA GRANGE ROAD, NORTHERLY FROM THE SOUTH LINE OF SECTION 33, AFORESAID; AND RUNNING THENCE N. 80 DEGREES 59 MINUTES EAST, A DISTANCE OF 192.93 FT.; THENCE S. 81 DEGREES 45 MINUTES E., A DISTANCE OF 102.88 FT.; THENCE EAST 40 FT. TO A POINT 420 FT. NORTH OF THE SOUTH LINE OF SAID SECTION 33, AND 2150.93 FT. WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH ALONG A LINE PARALLEL WITH AND 2150.93 FT. WEST OF THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 230 FT.; THENCE WEST ALONG A LINE PARALLEL WITH AND 650 FT. NORTH OF THE SOUTH LINE OF SECTION 33 AFORESAID, TO A POINT 316.95 FT. EAST OF THE EASTERLY LINE OF LA GRANGE ROAD, MEASURING SAID DISTANCE OF 316.95 FT. ALONG SAID LINE PARALLEL WITH AND 650 FT. NORTH OF THE SOUTH LINE OF SAID SECTION 33; THENCE N. 42 DEGREES 55 MINUTES W. A DISTANCE OF 109.23 FT. ALONG THE WESTERLY BOUNDARY OF BLOCK B OF THE "THE HOMESTEAD", A SUBDIVISION IN SAID S. 1/2 OF SAID S. 1/2 OF SAID SECTION 33, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 13931469; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF "THE HOMESTEAD", AFORESAID, N. 16 DEGREES 42 MINUTES E., A DISTANCE OF APPROXIMATELY 137 FT. TO THE SOUTHERLY LINE OF HOMESTEAD ROAD, AS DESIGNATED ON THE PLAT RECORDED IN THE OFFICE OF THE AFORESAID RECORDER OF DEEDS, AS DOCUMENT 13927473; THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID HOMESTEAD ROAD TO ITS INTERSECTION WITH THE EASTERLY LINE OF LA GRANGE ROAD; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF LA GRANGE ROAD, A DISTANCE OF 444.97 FT., MORE OR LESS, TO THE PLACE OF BEGINNING, IN THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS.

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AND

ALL THAT PART OF THE S. 1/2 OF THE SE. 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY SHERWOOD ROAD (ON ITS EASTERLY SIDE), HOMESTEAD ROAD (ON ITS SOUTHERLY SIDE), LA GRANGE ROAD (ON ITS WESTERLY SIDE), AND THE NORTH LINE OF THE S. 1/2 OF THE S. 1/2 OF SAID SECTION 33 (ON ITS NORTHERLY SIDE), ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 29, 1946, AS DOCUMENT 13927473, IN COOK COUNTY, ILLINOIS.

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Address of property:

341-355 LaGrange Road
LaGrange Park, Illinois

P.I. Nos. 15-33-414-040
15-33-414-042

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