

UNOFFICIAL COPY

CHICAGO MOD: 388

9/9/92

92869318

MEMORANDUM OF LEASE MODIFICATION AGREEMENT

THIS MEMORANDUM OF LEASE MODIFICATION AGREEMENT made in multiple copies as of the 6 day of November, 1992, by and between CHICAGO AND TITLE TRUST CO., as Trustee under Trust Agreement dated March 11, 1968, known as Trust No. 51843, and BOND DRUG COMPANY OF ILLINOIS, an Illinois corporation.

WHEREAS, Landlord and Tenant desire to modify said Lease, all as hereinafter provided;

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

The other terms, covenants and conditions of said letting, are set forth at length in that certain Lease Modification Agreement, bearing even date herewith, between the parties hereto and all of said provisions, terms, covenants and conditions are, by reference thereto, hereby incorporation in and made a part of this Memorandum of Lease Modification Agreement, bearing even date herewith, between the parties hereto and all of said provisions, terms, covenants and conditions are, by reference thereto, hereby incorporation in and made a part of this Memorandum of Lease Modification Agreement.

Said Lease Modification Agreement contains, among others, the following provisions(s):

1. Effective as of the date hereof, the plan attached hereto and made a part hereof as Exhibit "A" shall be substituted for Exhibit "A" attached to said Lease.
2. Effective as of the date hereof, Article 1 of said Lease shall be deleted therefrom and be of no further force and effect, and in lieu thereof, the following shall be substituted:

Landlord hereby leases to Tenant, and Tenant hereby rents from Landlord, for the term commencing July 1, 1992, and continuing to and including June 30, 2032, subject to sooner termination as hereinafter provided, the premises located in the City of Chicago, State of Illinois, to include not less than 122 feet of frontage facing North Clark Street and not less than 88 feet of depth, being a rectangular area containing 10,824 square feet on the first floor and 4,000 square feet of basement area, hereinafter referred to as the "Leased Premises", in the new one-story and basement building to be erected and completed by Landlord, and together with all improvements, appurtenances, easements and privileges belonging thereto, all as shown on the plan attached hereto and made a part hereof as Exhibit "A", as part of the Shopping Center at the northwest corner of North Clark Street and West Wilson Avenue, all as legally described in Exhibit "B" hereto attached and made a part hereof and hereinafter referred to as the "Shopping Center."

(This Instrument Prepared by Anthony C. Sgarlata, 200 Wilmet Road, Deerfield, Illinois 60015)

Please Mail To:

John J. Butera, Esq.
6327 W. Gunnison Street
Harwood Heights, Illinois 60630

9 1 9 6 9 8 7 6

3/50

UNOFFICIAL COPY

Property of Cook County Clerk's Office

32863318

UNOFFICIAL COPY

CHICAGO.MOD:388
9/9/92

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

BOND DRUG COMPANY
OF ILLINOIS

CHICAGO TITLE AND TRUST
COMPANY, as Trustee
aforesaid and not
personally

By [Signature]
President

By [Signature]
Vice President

Attest:

[Signature]
Assistant Secretary

Attest:

[Signature]
Assistant Secretary

Witnesses:

[Signature]
[Signature]

[Signature]
[Signature]

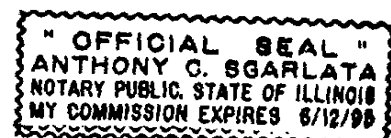
STATE OF ILLINOIS)
COUNTY OF LAKE)SS

I, Anthony C. Sgarlata, a Notary Public, do hereby certify that Julian A. Bettinger, personally known to me to be the ~~President~~ President of BOND DRUG COMPANY OF ILLINOIS, an Illinois corporation, and R. G. Wilder, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such ~~President~~ President and Assistant Secretary, they signed and delivered the said instrument as ~~President~~ President and Assistant Secretary 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 uses and purposes therein set forth.

Given under my hand and notarial seal, this 6 day of November, 1992.

My commission expires:

[Signature]
Notary Public

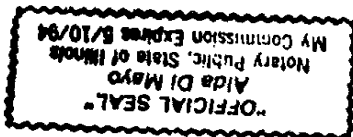


92669378

UNOFFICIAL COPY

Property of Cook County Clerk's Office

92669318



Aida Di Mayo
Notary Public

My commission expires:

Given under my hand and notarial seal, this _____ day of _____, 1992.

I, RHONDA LUNCK, a Notary Public, do hereby certify that the Vice President of Chicago Title and Trust Company, as Trustee of aforesaid, a/k/a Illinois, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary 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 uses and purposes therein set forth.

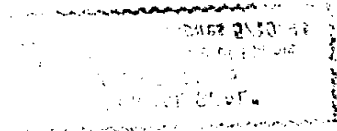
OCT 15 1992

STATE OF ILLINOIS
(SS)
COUNTY OF COOK

UNOFFICIAL COPY

2,000,000

Property of Cook County Clerk's Office



JAN 10 1985

92569318

14-17-106-012
14-17-106-025
14-17-106-026
14-17-106-027
14-17-106-038
14-17-106-040

Permanent Real Estate Index Numbers:

Parcel 6: Lot 1 in the subdivision of the East 25 feet of Lot 4 and all of Subdivision of the South 330 feet of the Northwest Quarter of the Northwest Quarter (lying West of Clark Street) of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5: The East 30 feet of Lot 3 in Simon's Subdivision of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian.

Parcel 4: All of the North and South 16 foot public alley together with all that part of the East and West 16 foot public alley lying south of and adjoining the South line of Lot 1 in Subdivision of the South 330 feet of the Northwest Quarter of the Northwest Quarter lying West of the West line of Clark Street in Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of and adjoining the West line of Lot 4 to 7, both inclusive, lying East and North of and adjoining the West line of said Lot 3 produced North 16 feet, in Subdivision of Lot 4 in Subdivision of the South 330 feet of the Northwest Quarter of the Northwest Quarter lying West of the West line of North Clark Street in said Section 17.

Parcel 3: Lots 1 to 7, both inclusive, in the Subdivision of Lot 4 in the Subdivision of the South 330 feet of the Northwest Quarter of the Northwest Quarter of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of Clark Street as per plat recorded May 17, 1899 as document #2821670.

Parcel 2: Lot 1 (except the West 20 feet of said Lot and except all that part of said Lot lying Southwesterly of a line drawn from a point on the East line of said West 20 feet, said point being 20 feet North of the South line of said Lot, to a point on the South line of said Lot 1, said point 20 feet East of the East line of the West 20 feet of said Lot 1) in the Subdivision of the South 330 feet of the Northwest Quarter of the Northwest Quarter lying West of the West line of Clark Street of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian.

Parcel 1: Lot 5 and Lot 6 in Block 3 in J. L. Stark's Addition to Ravenswood, in Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, and all that part of North Greenview Avenue, lying West of the West line of said Lot 5 and 6, lying East of a line 20 feet West of and parallel to the said West line of Lot 5 and 6; lying South of the North line of Lot 1 in Lot 5 produced West 20 feet; and lying North of the North line of Lot 1 in Subdivision of the South 330 feet of the Northwest Quarter lying West of the West line of North Clark Street in Section 17 aforesaid.

UNOFFICIAL COPY

20080808

Property of Cook County Clerk's Office