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NORTH RIVERSIDE, ILLINOIS
North Riverside Park
L/C: 012-1275 #10361

93072404

MALL
MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated this 20th day of April, 1992, is between NORTH RIVERSIDE PARTNERSHIP, an Illinois partnership (the "LANDLORD"), whose address is c/o M.S. MANAGEMENT ASSOCIATES, INC., One Merchants Plaza, P.O. Box 7033, Indianapolis, Indiana 46207 and McDonald's Corporation, a Delaware corporation (the "TENANT"), whose principal place of business is located at McDonald's Plaza, Oak Brook, Illinois 60521.

LANDLORD leases to TENANT the premises with improvements and appurtenant easements, if any, containing approximately 936 square feet and designated as Room VC-6 together with the remote storage area containing approximately 587 square feet (the "PREMISES"), situated in the building and surrounding land known as North Riverside Park Mall, in the City of North Riverside, County of Cook, State of Illinois, which land is described in Exhibit A attached and made a part of this Memorandum of Lease.

1. TERM: TO HAVE AND TO HOLD for a term of ten (10) years, commencing on November 14, 1991 and ending on January 31, 2002.

2. MEMORANDUM: The rentals to be paid by TENANT and all of the obligations and rights of LANDLORD and TENANT are set forth in the Lease dated October 17, 1991, executed by the parties. This instrument is merely a memorandum of that Lease and is subject to all of its terms, conditions and provisions. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail as between the parties. This memorandum is binding upon and shall inure to the benefit of the heirs, successors, assigns, executors and administrators of the parties.

To indicate their agreement to the above, the parties or their authorized representatives or officers have signed this document.

LANDLORD: NORTH RIVERSIDE PARTNERSHIP
By: M.S. Management Associates, Inc.,
an Indiana Corporation, dba Simon
Management Company, its Agent

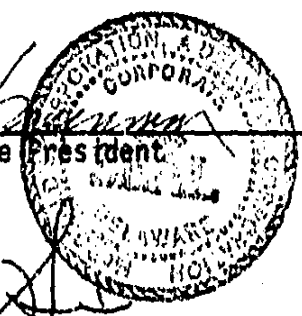
TENANT: MCDONALD'S CORPORATION

[Signature]

Its: Vice Chairman

[Signature]

Vice President



WITNESS

[Signature]

ATTEST

[Signature]

Assistant Secretary

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WITNESS:

WITNESS:

Joanne M. Bucaro

(ATTACH ACKNOWLEDGEMENT OF SIGNATURES AND EXHIBIT A)

Prepared by and Return to:

Cheryle Z. Girten
Real Estate Legal Department
McDONALD'S CORPORATION
One McDonald's Plaza
Oak Brook, Illinois 60521

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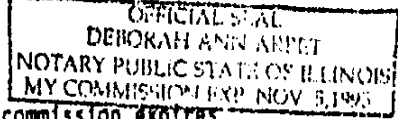
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MCDONALD'S
(ACKNOWLEDGMENT) 4 3 4

STATE OF ILLINOIS
COUNTY OF DuPage SS:

I, Deborah A. Arbet, Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Seymour Greenman, Vice-President of McDonald's Corporation, a Delaware corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice-President appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Vice-President and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 22nd day of April, 1992.



Deborah A. Arbet
Notary Public

My commission expires _____.

(ACKNOWLEDGMENT - INDIVIDUAL)

STATE OF _____
COUNTY OF _____ SS:

I, _____, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that _____ and _____ of _____ who (is)(are) personally known to me to be the same person(s) whose name(s) (is)(are) subscribed to the foregoing instrument appeared before me this day in person and acknowledged that (he)(they) signed, sealed and delivered the said instrument as (h)(their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, 19____.

Notary Public

My commission expires _____.

(ACKNOWLEDGMENT - CORPORATE)

STATE OF Indiana
COUNTY OF Marion SS:

M.S. MANAGEMENT ASSOCIATES, Inc.

I, Lori Beth Wit, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Herbert Simon, Vice Chairman of M.S. Management Associates, Inc., agent for North Riverside Partnership, a(n) Illinois Partnership corporation, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such Vice Chairman appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Vice Chairman and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 28th day of December, 1992.

Lori Beth Wit
Notary Public

My commission expires August 21, 1996

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LEGAL DESCRIPTION

NORTH RIVERSIDE PARK

North Riverside, Illinois

LANDLORD'S TRACT

Description of a parcel of land being more particularly described by metes and bounds as follows to wit:

That part of the Northeast Quarter of Section 25, Township 39 North, Range 12, East of the Third Principal Meridian, except those portions falling within Railroad Rights-Of-Way, and except all parts heretofore dedicated, used or conveyed for streets and roads, and except that part of the East 1,173.75 feet of said Northeast Quarter lying northerly and easterly of the Rights-Of-Way of the Illinois Central Railroad Company, in Cook County, Illinois;

Beginning at a point 40 feet West of the West line of the North-South Illinois Central Railroad Right-Of-Way and 50 feet South of the North line of said quarter section;

Thence due West along a straight line 50 feet South of and parallel with the North line of said Northeast Quarter a distance of 419.70 feet to a point;

Thence due South along a straight line a distance of 210.00 feet to a point;

Thence due West along a straight line a distance of 50.00 feet to a point;

Thence due South along a straight line a distance of 468.00 feet to a point;

Thence due West along a straight line a distance of 427.38 feet to a point;

Thence due South along a straight line a distance of 238.5 feet to a point;

Thence due East along a straight line a distance of 136.38 feet to a point;

Thence due South along a straight line a distance of 303.00 feet to a point;

Thence due West along a straight line a distance of 120.90 feet to a point;

Thence due South along a straight line a distance of 238.5 feet to a point;

Thence due East along a straight line a distance of 44.20 feet to a point;

Thence due South along a straight line a distance of 200.00 feet to a point;

Thence due East along a straight line a distance of 200.00 feet to a point;

Thence due North along a straight line a distance of 943.00 feet to a point;

Thence due East along a straight line a distance of 198.01 feet to a point;

Thence North 0°06'18" West along a straight line a distance of 715 feet to the POINT OF BEGINNING.

Designated on Exhibit "B" as "Parcel A" and containing 19.6687 acres, more or less;

Also including:

That part of the Northeast Quarter of Section 25, Township 39 North, Range 12, East of the Third Principal Meridian, except those portions falling within Railroad Rights-Of-Way, and except all parts heretofore dedicated, used or conveyed for streets and roads, and except that part of the East 1,173.75 feet of said Northeast Quarter lying northerly and easterly of the Rights-Of-Way of the Illinois Central Railroad Company, in Cook County, Illinois; bounded and described as follows:

Beginning at a point 75.00 feet South of the North line and 148.00 feet East of the West line of the Northeast Quarter of said Section;

Thence South 0°10'52" East along a straight line a distance of 155.00 feet to a point;

Thence due West along a straight line a distance of 80.00 feet to a point;

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Thence North $0^{\circ}10'52''$ West along a straight line a distance of 119.00 feet to a point;

Thence North $44^{\circ}54'34''$ East along a straight line a distance of 56.48 feet to a point;

Thence due East along a straight line a distance of 40.00 feet to the POINT OF BEGINNING.

Designated on Exhibit "B" as "Parcel B" and containing 0.2683 acres, more or less;

Also including:

That part of the Northeast Quarter of Section 25, Township 39 North, Range 12, East of the Third Principal Meridian, except those portions falling within Railroad Rights-Of-Way, and except all parts heretofore dedicated, used or conveyed for streets and roads, and except that part of the East 1,173.75 feet of said Northeast Quarter lying northerly and easterly of the Rights-Of-Way of the Illinois Central Railroad Company, in Cook County, Illinois; bounded and described as follows:

Beginning at a point in the Westerly line of the North-South Illinois Central Railroad Right-Of-Way which is 2020.46 feet South of the North Line of said Quarter Section;

Thence South $67^{\circ}01'23''$ West along a straight line a distance of 449.89 feet to a point in the Northerly line of the Easterly-Westerly Illinois Central Railroad Right-Of-Way;

Thence South $67^{\circ}12'02''$ East along said Northerly Right-Of-Way line of the Illinois Central Railroad Right-Of-Way a distance of 490.00 feet to a point;

Thence North $0^{\circ}08'18''$ West along a straight line a distance of 350.00 feet to the POINT OF BEGINNING.

Designated on Exhibit "C" as "Parcel C" and containing 1.6433 acres, more or less;

Also including:

That part of the Northeast Quarter of Section 25, Township 39 North, Range 12, East of the Third Principal Meridian, except those portions falling within Railroad Rights-Of-Way, and except all parts heretofore dedicated, used or conveyed for streets and roads, and except that part of the East 1,173.75 feet of said Northeast Quarter lying northerly and easterly of the Rights-Of-Way of the Illinois Central Railroad Company, in Cook County, Illinois; bounded and described as follows:

Commencing at the intersection of the Southerly line of the Easterly-Westerly Illinois Central Railroad Right-Of-Way with the Northerly line of 26th Street;

Thence North $87^{\circ}48'53''$ West along said Northerly line of 26th Street a distance of 456.43 feet to a POINT OF BEGINNING;

Thence northerly along a curved line concave westerly with a central angle of 26° and a radius of 149 feet, a distance of 67.61 feet; with a chord distance of 67.04 feet, and a chord bearing of North $10^{\circ}48'53''$ West, to a point of tangency;

Thence North $23^{\circ}48'53''$ West along a straight line tangent to the last described curve at the last described point, a distance of 118.05 feet to a point of curvature;

Thence northerly along a curved line concave easterly with a radius of 249 feet, and a central angle of $26^{\circ}13'15''$, a distance of 113.95 feet with a chord distance of 112.96 feet, and a chord bearing of North $10^{\circ}42'15''$ West to a point on the Southerly line of the Easterly-Westerly Illinois Central Railroad;

Thence North $67^{\circ}12'02''$ West along said Southerly Right-Of-Way line of the Illinois Central Railroad, a distance of 81.89 feet to a point;

Thence southerly along a curved line concave easterly with a radius of 327 feet and a central angle of $31^{\circ}13'37''$, a distance of 178.22 feet, with a chord distance of 176.02 feet, and a chord bearing of South $8^{\circ}12'04''$ East, to a point of tangency;

Thence South $23^{\circ}48'53''$ West along a straight line, tangent to the last described curve at the last described point, a distance of 118.05 feet to a point of curvature;

Thence southerly along a curved line, tangent to the last described line at the last described point, concave westerly, with a radius of 71 feet; and a central angle of $16^{\circ}09'29''$, a distance of 20.03 feet to a point on said Northerly line of 26th Street;

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Thence easterly along said Northerly line of 26th Street a distance of 79.97 feet to the POINT OF BEGINNING.

Designated on Exhibit "B" as "Parcel D" and containing 0.5508 acres, more or less;

Also including, under a leasehold estate:

That part of the Illinois Central Railroad Right-Of-Way in the Northeast Quarter of Section 25, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois; bounded and described as follows:

Commencing at the intersection of the Westerly line of the North-South Illinois Central Railroad Right-Of-Way with the Northerly line of the Easterly-Westerly Illinois Central Railroad Right-Of-Way;

Thence North $67^{\circ}12'02''$ West along said Northerly line of the Illinois Central Railroad Right-Of-Way a distance of 426.84 feet for a POINT OF BEGINNING;

Thence continuing North $67^{\circ}12'02''$ West along said Northerly line of the Illinois Central Railroad Right-Of-Way a distance of 100 feet to a point;

Thence Southwesterly, forming a right angle with the last described course, a distance of 100 feet to a point on the Southerly line of said Easterly-Westerly Illinois Central Railroad Right-Of-Way;

Thence South $67^{\circ}12'02''$ East along said Southerly Railroad Right-Of-Way a distance of 100 feet to a point;

Thence Northeasterly, forming a right angle with the last described course, a distance of 100 feet to the POINT OF BEGINNING.

Designated on Exhibit "B" as "Parcel E" and containing 0.2295 acres, more or less.

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