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Bedford Park, Illinois

This instrument was prepared by and after recording return to: Patrick E. Sweeney, Esquire Reed Smith Shaw & McClay 435 Sixth Avenue Pittsburgh, PA 15219

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DEPT-01 RECORDING \$31.50 T85555 TRAN 1258 04/27/93 13:07:00 05122 0 4-93-309379 COOK COUNTY RECORDER

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made as of the 20th day of April, 1993, between FB PROPERTY COMPANY, a Nebraska general partnership ("Lessor") with an address at c/o W.P. Carey & Co., Inc., 620 Fifth Avenue, New York, New York 10020, and BEST BUY CO., INC., a Minnesota corporation ("Lessee") with an address at 4400 West 78th Street, Minneapolis, Minnesota 55435.

1. Lessor has demised and let to Lessee pursuant to the terms and conditions of a Lease dated as of the date hereof (the "Lease"), the terms and conditions of which are incorporated herein as though set forth in full, certain real property located in the Village of Bedford Park, County of Cook, State of Illinois, described in Exhibit "A" attached hereto (the "Leased Property"), and certain additional properties (together with the Leased Property, collectively, the "Leased Premises").

2. Under the terms of the Lease, Lessee may have and hold the Leased Property and the other Leased Premises, together with the tenements, hereditaments, appurtenances and easements thereunto belonging, at the rental and upon the terms and conditions therein stated, for an original term (the "Primary Term") commencing as of April 20, 1993 and ending on April 30, 2018.

3. Under the terms of the Lease, Lessee has the right at Lessee's option to extend the Primary Term for three (3) separate and additional periods of five (5) years each after the expiration of the then Term (each such additional five-year period is hereinafter referred to as a "Renewal Term"). Each Renewal Term shall be subject to all the terms and conditions of the Lease as if the Primary Term originally included the Renewal Term. Lessee may exercise each of its options to extend the Primary Term by giving written notice of such extension to Lessor at least one (1) year prior to expiration of the Primary Term then in effect.

Handwritten signature or initials.

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4. The Lease is subordinate to that certain Deed of Trust and Security Agreement of even date herewith (the "Deed of Trust") from Lessor to Michael D. Muelman, as trustee, and Teachers Insurance and Annuity Association of America, as beneficiary, which Deed of Trust encumbers the Leased Property and the other Leased Premises and is recorded in the real property records of Cook County, Illinois.

5. Under the terms of Article 38 of the Lease, Lessee has a right of first refusal to purchase the Leased Property.

6. This Memorandum of Lease is executed for the purpose of recordation in the real property records of Cook County, Illinois in order to give notice of all of the terms, provisions and conditions of the Lease and is not intended, and shall not be construed, to define, limit or modify the Lease. The leasehold estate created and conveyed hereby with respect to the Leased Property and the other Leased Premises is intended to be one and the same estate as was created with respect to the Leased Property and the other Leased Premises by the Lease and is further intended to be governed in all respects solely by the Lease and all of the provisions thereof.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease as of the day and year first above written.

LESSEE:

BEST BUY CO., INC.

By: [Signature]  
Executive Vice President  
and Chief Financial Officer

LESSOR:

LE PROPERTY COMPANY, a  
Nebraska general partnership

By BBC (NE) QRS 10-17, Inc.,  
General Partner

By: [Signature]  
Executive Vice President

And by BBC (NE) QRS 11-18, Inc.,  
General Partner

By: [Signature]  
Executive Vice President

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STATE OF MINNESOTA )

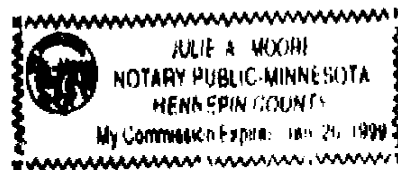
COUNTY OF HENNEPIN )

ss.:

The foregoing instrument was acknowledged before me this 17 day of April, 1993 by Allen Lenzmeier, as the Executive Vice President and Chief Financial Officer of Best Buy Co., Inc., a Minnesota corporation, on behalf of the corporation.



Notary Public



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STATE OF ILLINOIS

CLERK OF THE SUPREME COURT

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07-1-2008

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STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF NEW YORK )

The foregoing instrument was acknowledged before me this 19th day of April, 1993 by Barclay G. Jones, III, as an Executive Vice President of BBC (NE) QRS 10-17, Inc., as a partner of BB Property Company, a Nebraska partnership, on behalf of the partnership.

NICOLE ANDRADE  
NOTARY PUBLIC, State of New York  
No. 41 60340B7  
Qualified in Queens County  
Commission Expires November 10, 1994

Notary Public

*Nicole Andrade*

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF NEW YORK )

The foregoing instrument was acknowledged before me this 19th day of April, 1993 by Barclay G. Jones, III, as an Executive Vice President of BBC (NE) QRS 11-18, Inc., as a partner of BB Property Company, a Nebraska partnership, on behalf of the partnership.

NICOLE ANDRADE  
NOTARY PUBLIC, State of New York  
No. 41 60340B7  
Qualified in Queens County  
Commission Expires November 10, 1994

Notary Public

*Nicole Andrade*

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STATE OF ILLINOIS  
DEPARTMENT OF REVENUE

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STATE OF ILLINOIS  
DEPARTMENT OF REVENUE

11/11/2011



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Exhibit A

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## FORD CITY (BEDFORD PARK) ILLINOIS

### PARCEL 1

Lot 1 in Bedford City Square Resubdivision of part of the Northeast quarter (1/4) of Section 28, Township 38 North, Range 13, East of the Third Principal Meridian, recorded June 10, 1992 as Document Number 92413208, in Cook County, Illinois, plat of resubdivision, being more particularly described as follows, to-wit:

That part of the Northeast quarter of Section 28, Township 38 North, Range 13, East of the Third Principal Meridian, described as follows:

Commencing at a point on the North line of said Northeast 1/4, said point being 82.00 feet, as measured along said North line, West of the Northeast corner of said Northeast 1/4; the North line of said Northeast 1/4 having an assumed bearing of North 89 degrees 31 minutes 46 seconds West for this legal description; thence South 03 degrees 13 minutes 54 seconds East along the West line of South Cicero Avenue, 443.47 feet to a point on a line 57.00 feet, as measured at right angles, West of and parallel with the East line of said Northeast 1/4, said point being 442.54 feet, as measured at right angles, South of the North line of said Northeast 1/4; thence South 00 degrees 00 minutes 00 seconds East along the West line of South Cicero Avenue, being a line 57.00 feet, as measured at right angles, West of and parallel with the East line of said Northeast 1/4, 237.47 feet to an intersection with a line 680.00 feet, as measured at right angles, South of and parallel with the North line of said Northeast 1/4; thence North 89 degrees 31 minutes 46 seconds West along said last described parallel line, 3.00 feet to an intersection with a line 60.00 feet, as measured at right angles, West of and parallel with the East line of said Northeast 1/4; thence South 00 degrees 00 minutes 00 seconds East along said last described parallel line, 45.00 feet to an intersection with a line 725.00 feet, as measured at right angles, south of and parallel with the North line of said Northeast 1/4, said point of intersection being the place of beginning; thence North 89 degrees 31 minutes 46 seconds West along said last described parallel line, 97.00 feet to a point of curvature; thence Southwesterly along a curved line convex Northwesterly, having a radius of 340.00 feet and being tangent to said last described line at said last described point, an arc distance of 110.62 feet to a point of reverse curvature (the chord of said arc bears South 81 degrees 09 minutes 00 seconds West, 110.13 feet); thence Southwesterly along a curved line convex Southeasterly, having a radius of 575.00 feet and

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being tangent to said last described curved line at said last described point, an arc distance of 187.07 feet to a point of tangency (the chord of said arc bears South 81 degrees 09 minutes 00 seconds West, 186.25 feet); thence North 89 degrees 31 minutes 46 seconds West tangent to said last described curved line at said last described point, 63.75 feet; thence South 00 degrees, 28 minutes 14 seconds West, 210.00 feet to an intersection with a line 983.00 feet, as measured at right angles, South of and parallel with the North line of said Northeast 1/4; thence South 89 degrees 31 minutes 46 seconds East along said last described parallel line, 450.61 feet to an intersection with the Westerly line of South Cicero Avenue as widened per instrument recorded as Document No. 85113628; thence North 03 degrees 26 minutes 23 seconds East along said Westerly line of South Cicero Avenue as widened per instrument recorded as Document No. 85113628, 78.83 feet to an angle point in said line; thence North 00 degrees 00 minutes 00 seconds East along said Westerly line of South Cicero Avenue as widened per instrument recorded as Document No. 85113628 and along said Westerly line extended Northerly, being a line 60.00 feet, as measured at right angles West of and parallel with the East line of said Northeast 1/4, 179.28 feet to the place of beginning, in Cook County, Illinois.

PERMANENT TAX INDEX NO.: 19-20-201-016, Volume 189.

Address: 7220 S. Cicero Avenue, Bedford Park, Illinois

## PARCEL 2

Non-Exclusive Easement for the benefit of Parcel 1, for ingress and egress, as created by agreement between Dayton Hudson Corporation and American National Bank and Trust Company of Chicago, as Trustee under Trust Number 113337-05, dated February 12, 1992 and recorded February 20, 1992 as Document Number 92-106810, across the driveway areas with the following parcel:

Lots 2, 3 and 4 in Bedford City Square, being a subdivision in the Northeast quarter of Section 28, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded February 20, 1992, with the Recorder of Deeds of Cook County, Illinois, as Document Number 92-106818.

EXHIBIT "A"

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