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Property Address:
4801 Golf Road, Skokie, IL 60076

MEMORANDUM OF LEASE

P.I.N.: 10-16-206-001, 10-16-206-002,
10-16-206-003, 10-16-206-042

THIS MEMORANDUM OF LEASE is made and entered into this 6th day of October, 1995, by and between HSS REAL ESTATE, INC. ("Landlord") and MARSHALLS OF SKOKIE, IL., INC., an Illinois corporation ("Tenant").

Landlord hereby grants, demises and leases the premises ("Premises") described below to Tenant upon the following terms:

Date of Lease: September 13 1995.

Description of Premises: See Schedule "1" attached.

Date of Term Commencement: The earlier of (i) the date Tenant opens the Premises for business, or (ii) one hundred twenty (120) days after the Acceptance Date (as defined in Section 2.04 of the Lease); subject, however, to satisfaction of the Opening Requirements (as defined in Section 2.03 of the Lease).

Term: Twenty-Five (25) years plus the partial Lease Year commencing on the Commencement Date and ending on the January 31st immediately thereafter.

Renewal Options: Provided that Tenant is not in default of its obligations under the Lease, Tenant shall have the option to extend the Term of the Lease for five (5) consecutive periods of five (5) years each, as more particularly provided in Section 2.02 of the Lease.

The purpose of this Memorandum of Lease is to give notice of the Lease and of the rights created thereby, all of which are hereby confirmed. In the event of any conflict between this Memorandum of Lease or the Lease, the Lease shall control.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the dates set forth in their respective acknowledgments.

"LANDLORD"

HSS REAL ESTATE, INC.,
an Agent for The Beneficiary of First Bank & Trust Company of Illinois as Trustee under a Trust Agreement dated February 4, 1995 and known as Trust Number 10-1915

Witness:

Micki Kowalik

By:

Mitchell Schwartz
Name: MITCHELL SCHWARTZ
Title: PRESIDENT

After Recording Please Mail To:
Charles E. Alexander, Esq.
Kate Randall & Weinberg
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606

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SCHEDULE 1

DESCRIPTION OF THE PREMISES

[TO BE ATTACHED]

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STATE OF ILLINOIS
COUNTY OF COOK

THOMAS J. POPKE, AN ILLINOIS REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 1 TO 7, LOTS 38 TO 33 AND LOT 40 AND THAT PART OF VACATED LA CROSS AVENUE AND VACATED ALLEY FALLING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE SOUTH LINE OF SIMPSON STREET, 316.35 FEET TO THE CENTER LINE OF VACATED LA CROSS AVENUE, THENCE SOUTH ALONG SAID CENTER LINE, 141.00 FEET TO THE NORTH LINE OF SAID LOT 40 EXTENDED WEST, THENCE EAST ALONG SAID EXTENDED LINE AND THE NORTH LINE OF LOT 40, 136.14 FEET TO THE NORTHEAST CORNER THEREOF, THENCE SOUTH ALONG THE EAST LINE OF LOTS 38 TO 33, A DISTANCE OF 309.00 FEET TO A POINT WHICH IS 410.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SIMPSON STREET, THENCE WEST ALONG SAID LINE WHICH IS 410.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SIMPSON STREET, 372.25 FEET TO THE WEST LINE OF SAID LOT 40, THENCE NORTH ALONG THE WEST LINE OF SAID WEST LINE EXTENDED AND THE WEST LINE OF LOT 1, 410.00 FEET TO THE PLACE OF BEGINNING, ALL IN TALMERRAN AND THIELER (CICERO AVENUE) SIMPSON STREET SUBDIVISION OF THE NORTH 40 RODS OF THE EAST 33 RODS OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 33 RODS OF THE NORTHEAST 1/4 OF SAID SECTION 16, 40.0 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH ON THE WEST LINE OF THE EAST 33 RODS OF THE NORTHEAST 1/4 OF SAID SECTION 16, 410.00 FEET, THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4, 12.0 FEET, THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF THE EAST 33 RODS 291.77 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 30.46 FEET, 33.84 FEET; THENCE NORTHWESTERLY ON A LINE TANGENT TO THE LAST DESCRIBED CURVE 33.82 FEET TO A POINT OF CURVE, THENCE NORTHERLY ON A CURVE CONCAVED EASTERLY AND HAVING A RADIUS OF 72.12 FEET, 68.04 FEET TO A POINT ON A LINE 40.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4, 72.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

ALSO

THE SOUTH 100 FEET OF THE NORTH 400.0 FEET OF THE EAST 120 FEET OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE EAST 33 RODS OF THE NORTHEAST 1/4 OF SAID SECTION 16, IN COOK COUNTY, ILLINOIS.

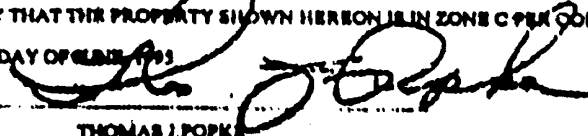
ALSO

LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 16 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 8, 9, 10, 11, AND 12 (EXCEPT THE EAST 100 FEET THEREOF) IN TALMERRAN AND THIELER'S CICERO AVENUE SIMPSON STREET SUBDIVISION OF THE NORTH 40 RODS OF THE EAST 33 RODS OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY); BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 16, BEING ALSO THE WEST LINE OF SKOKIE BLVD., A DISTANCE OF 125.0 FEET TO THE SOUTH LINE OF SAID LOT 16, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 16 A DISTANCE OF 18.0 FEET TO A POINT DISTANT 18.0 FEET WEST MEASURED AT RIGHT ANGLES FROM SAID EAST LINE OF LOT 16, THENCE NORTH PARALLEL WITH SAID EAST LINE OF LOT 16, A DISTANCE OF 35.00 FEET TO A POINT, THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 34.38 FEET TO A POINT OF CURVATURE DISTANT 33.37 FEET WEST ALONG A CURVED LINE HAVING A RADIUS OF 42.00 FEET AND CONCAVED TO THE SOUTHWEST A DISTANCE OF 43.37 FEET TO A POINT 4.37 FEET SOUTH MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SIMPSON STREET, AS THE SAME IS SHOWN ON THE PLAT OF SUBDIVISION REGISTERED AS DOCUMENT NO. 268990, THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 34.88 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 14, DISTANT 87.14 FEET WEST FROM SAID WEST LINE OF SKOKIE BLVD., AS MEASURED ALONG SAID NORTH LINE OF SAID LOT 14, 15 AND 16, THENCE EAST ALONG NORTH LINE OF LOTS 14, 15 AND 16, A DISTANCE OF 87.34 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE EAST HALF OF VACATED 66 FEET WIDE ACROSS LA CROSS AVENUE RECORDED MARCH 17, 1974 AS DOCUMENT NO. TOR. CERT. 241043 LYING SOUTH OF THE SOUTH 1/2 OF WOLF ROAD AND LYING NORTH OF THE SOUTH LINE EXTENDED WEST OF THE 16.0 FOOT PUBLIC ALLEY, SOUTH OF AND ADJOINING LOTS 8, 9, 10, 11, 12, 13, 14, 15 AND 16 AFORESAID, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREBY DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN ZONE C PER COMMUNITY ZONING NO. 171000 DATED FEBRUARY 14, 1979

DATED THIS 30TH DAY OF FEBRUARY 1979


THOMAS J. POPKE
ILLINOIS REGISTERED LAND SURVEYOR
NO. 1373

35765615

EASEMENT PROVISIONS:

THE OWNER OF THE PROPERTY HEREBY SUBDIVIDED HEREBY RESERVES (UNTIL FURTHER ORDERED BY THE COURT) ITS SUCCESSORS, MORTGAGEES AND ASSIGNS, A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER THE PROPERTY HEREBY SUBDIVIDED FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER AND ACROSS ALL AREAS OF THE SUBJECT PROPERTY IMPROVED AND MAINTAINED FOR SUCH PURPOSES; AND CONSTRUCTING, INSTALLING, LOCATING, INSPECTING, MAINTAINING, REPAIRING, REPLACING, REMOVING, RELocATING AND OPERATING SANITARY SEWER MAINS AND FACILITIES, WATER MAINS AND FACILITIES AND STORMWATER MANAGEMENT MAINS AND FACILITIES AS THE SAME MAY BE LOCATED ON THE SUBJECT PROPERTY FROM TIME TO TIME.

ALSO,

AN EASEMENT FOR SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, NATURAL GAS AND COMMUNICATIONS SERVICE IS HEREBY GRANTED TO COMMONWEALTH Edison, AMERTICH AND NORTHERN ILLINOIS GAS THEIR RESPECTIVE AND ASSIGNS, JOINTLY AND SEVERALLY TO INSTALL, OPERATE, MAINTAIN, REPAIR, AND REMOVE FROM TIME TO TIME FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION AND SIGNALS AND NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE COMMON AREA OR AREAS OF THE PROPERTY SHOWN HEREON, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE; AND THE RIGHT TO CUT, TRIM OR REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO TREES, BUSHES, ROOTS AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS THEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES.

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