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49836 CG *96-581359
COOK COUNTY RECORDER

A99644702

MEMORANDUM OF LEASE

Dated July 10, 1996

THIS MEMORANDUM OF LEASE is between American National Bank as Trustee under Trust Agreement Dated September 1, 1983 and Known as Trust No. 59135 ("Landlord"), and Carson Pirie Scott & Co., an Illinois corporation having an address at 331 West Wisconsin Avenue, Milwaukee, Wisconsin 53203 ("Tenant").

PRELIMINARY STATEMENTS

Handwritten initials/signature

Landlord and Tenant acknowledge the following:

A. Landlord and the Tenant entered into the Store Lease dated November 30, 1994, as amended by the Settlement Agreement and Amendment to Store Lease dated March 25, 1996 (as amended, the "Lease") covering real property described in Exhibit A attached to this Memorandum of Lease (the "Property");

B. Landlord and Tenant desire to give record notice of the Lease, pursuant to Section 11.5 of the Lease.

AGREEMENTS

NOW, THEREFORE, Landlord and Tenant hereby state as follows:

1. The term of the Lease is for a period commencing January 12, 1996 and expiring January 31, 2011, with one (1) option to extend the Lease term for a five (5) year period commencing February 1, 2011 and expiring January 31, 2016, such option to be exercised by Tenant delivering notice of exercise to Landlord on or before September 1, 2010.

2. Tenant has the nonexclusive right, pursuant to the terms of the Lease, together with Tenant's concessionaires, officers, employees, agents, customers and invitees, to use the Common Areas on Landlord's Tract. Landlord has further agreed not to modify the Common Areas without Tenant's prior written consent.

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3. This Memorandum of Lease incorporates by reference the provisions of the Lease. If there is a conflict between the terms and provisions of this Memorandum of Lease and the terms and provisions of the Lease, the terms and provisions of the Lease will control. Capitalized terms used in this Memorandum of Lease and not otherwise defined will have the meanings assigned to such terms in the Lease.

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

Landlord: American National Bank as Trustee under Trust Agreement Dated September 1, 1983 and Known As Trust No. 59135.

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

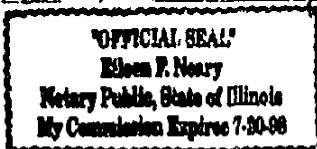
By: [Signature]
Name: J. MICHAEL WHELAN
Title: VICE PRESIDENT

Attest:
[Signature]
Name: ANITA M. LUTKUS
Title: ASSISTANT SECRETARY

STATE OF Illinois }
COUNTY OF Coals } SS:

BEFORE ME, a Notary Public in and for said County and state, personally appeared J. MICHAEL WHELAN and ANITA M. LUTKUS the VICE PRESIDENT and ASSISTANT SECRETARY, respectively, of American National Bank as Trustee under Trust Agreement Dated September 1, 1983 and Known As Trust No. 59135, who acknowledged that they did sign and seal the foregoing instrument for and on behalf of said Trust, being thereunto duly authorized; that the same is their free act and deed as such officers and the free act and deed of said Trust.

IN TESTIMONY WHEREOF, I have hereunder set my hand and official seal, this 18 day of JULY, 1996.



[Signature]
Notary Public
My commission _____

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Tenant: CARSON PIRIE SCOTT & CO.

By: Paul E. Ruby
Name: Paul E. Ruby
Title: Vice President - Real Estate

Attest:
George W. Carlis
Name: George W. Carlis
Title: Assistant Secretary

STATE OF WISCONSIN }
 } SS:
COUNTY OF MILWAUKEE }

BEFORE ME, a Notary Public in and for said County and State, personally appeared Paul E. Ruby and George W. Carlis, known to me to be the Vice President - Real Estate and Assistant Secretary, respectively, of Carson Pirie Scott & Co., the Corporation which executed the foregoing instrument, who acknowledged that they did sign the foregoing instrument for and on behalf of said Corporation, being thereunto duly authorized; that the same is their free act and deed as such officers and the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunder set my hand and official seal this 23 day of July, 1996.

Arlene Wilcox
Notary Public
My Commission May 1999

This documents was prepared by:

George W. Carlis, Esq.
c/o Carson Pirie Scott & Co.
331 W. Wisconsin Avenue
Milwaukee, WI 53203

After recording, return to

George W. Carlis, Esq.
c/o Carson Pirie Scott & Co.
331 W. Wisconsin Avenue
Milwaukee, WI 53203

Address of Property: 830 E. Golf Road, Schaumburg, Illinois 60173

Permanent Real Estate Index Number: 07-11-400-009-0000

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EXHIBIT A

Legal Description of
830 E. Golf Road
Schaumburg, Illinois

That part of Out-L "D" in Schaumburg Industrial Park, being a subdivision of the South East $\frac{1}{4}$ of Section 11, part of the North East $\frac{1}{4}$ of Section 11, part of the South West $\frac{1}{4}$ of Section 12; part of the North West $\frac{1}{4}$ of Section 13; and part of the North East $\frac{1}{4}$ of Section 14, all in Township 41 North, Range 10 East of the Third Principal Meridian; recorded as Document Number 20866510 and filed as Document #LR 2455597; bounded by a Line described as follows: Commencing at the South East Corner of Out-L "D" aforesaid; thence South 87 degrees 16 minutes 56 seconds West along the South Line of said Out-L "D" a distance of 1752.0 feet for a point of beginning; Thence continuing South 87 degrees 16 minutes 56 seconds West along the South Line of said Out-L "D" a distance of 350.0 feet, thence North 02 degrees 42 minutes 04 seconds West a distance of 600.0 feet; thence North 87 degrees 16 minutes 56 seconds East, a distance of 350.00 feet, thence south 02 degrees 43 minutes 04 seconds East, a distance of 600.0 feet to the point of beginning, excepting therefrom the South 20.0 feet thereof in Cook County, Illinois.

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