

9145773

ILL-2025 241

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement ("Agreement") is made this 12th day of January, 1972, between Paul A. ... having an address at ... Chicago Heights, Illinois 60411, as the Lessor, and Chicago ... Limited Partnership, an Illinois limited partnership, having an address c/o ... Chicago Heights, Illinois 60411, as the Tenant.

1. Lessor hereby grants to Tenant and Tenant hereby takes from the Lessor subject to all terms and conditions of the Lease Agreement dated January 12, 1972, the right to lease the property in the County of Cook, State of Illinois as locally described in ... and the acreage as ... described in said ... The common address of the property and its Property Identification Number(s) also are set forth in said rider.

2. The Lease is for an initial term of five (5) years beginning January 1, 1972, and ending ... If Tenant desires to not extend any five (5) year term of the lease it must give Lessor written notice subsequent to the expiration of the term at least sixty (60) days prior to the expiration of the term ... The lease shall be automatically renewed upon the expiration of the term unless the Lessor gives notice to the Tenant at least sixty (60) days prior to the expiration of the term ... The term of the agreement is co-extensive with that of the Lease.

3. Subject to the terms and conditions of the Lease, all improvements (including fixtures) on the Property by Tenant shall be Tenant's property and shall be removed by Tenant within sixty (60) days after termination of the Lease, except Tenant shall not be required to remove any ... or improvements or other fixtures or improvements on or below ground level.

4. The rights and obligations of Lessor and Tenant shall be construed solely by reference to the provisions of the Lease and in the event of any conflict between the provisions of the Lease and those of this Memorandum the provisions of the Lease shall prevail.

Witness my hand and seal of said City of Chicago this 12th day of January, 1972.

3550 8000

Agreement is recorded to correct legal description

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Office

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Property of Cook County Clerk's Office

DEPT-01 RECORDING \$25.50
142222 TRAN 259C 01/12/96 14:29:00
#4260 #KB *-96-034393
COOK COUNTY RECORDER

96034393

UNOFFICIAL COPY

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POSTAGE WILL BE PAID BY ADDRESSEE
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

Return to
Dennis L. Myers, 3H78
Ameritech Cellular Services
2000 W. Ameritech Center Dr.
Hoffman Estates, IL 60195-5060

98021393

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REFER A TO MEMORANDUM OF LEASE AND GRANTS OF EASEMENT

LEGAL DESCRIPTION OF LEASED PREMISES AND EASEMENTS

AMCI LEASE SITE DESCRIPTION

A PARCEL OF LAND FOR AMCI LEASE SITE PURPOSES LOCATED WITHIN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF GLENWOOD DYER ROAD WITH A LINE THAT IS 16.50 FEET EAST OF (MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE S.60° 54'31"E. ALONG SAID NORTHERLY LINE, 512.97 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE AS MONUMENTED OF NUDI'S SUBDIVISION, RECORDED JANUARY 27, 1958 AS DOCUMENT 17119335; THENCE N.00°37'05"W. ALONG SAID WEST LINE AS MONUMENTED, 117.83 FEET TO THE NORTHWEST CORNER AS MONUMENTED OF SAID NUDI'S SUBDIVISION; THENCE N.89°56'36"E. ALONG THE NORTH LINE AS MONUMENTED OF SAID NUDI'S SUBDIVISION, 47.56 FEET; THENCE N.00°00'00"E. PARALLEL WITH THE AFORESAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, 25.00 FEET FOR THE POINT OF BEGINNING; THENCE S.90°00'00"W. PERPENDICULAR TO THE LAST DESCRIBED COURSE, 40.00 FEET; THENCE N.00°00'00"E. PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 40.00 FEET; THENCE N.50°00'00"E. PERPENDICULAR TO THE LAST DESCRIBED COURSE, 40.00 FEET; THENCE S.00°00'00"W. PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,600.00 SQUARE FEET IN COOK COUNTY, ILLINOIS.

AMCI UTILITY EASEMENT DESCRIPTION

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES LOCATED WITHIN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF GLENWOOD DYER ROAD WITH A LINE THAT IS 16.50 FEET EAST OF (MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE S.60° 54'31"E. ALONG SAID NORTHERLY LINE, 512.97 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE AS MONUMENTED OF NUDI'S SUBDIVISION, RECORDED JANUARY 27, 1958 AS DOCUMENT 17119335; THENCE N.00°37'05"W. ALONG SAID WEST LINE AS MONUMENTED, 117.83 FEET TO THE NORTHWEST CORNER AS MONUMENTED OF SAID NUDI'S SUBDIVISION; THENCE N.89°56' 36"E. ALONG THE NORTH LINE AS MONUMENTED OF SAID NUDI'S SUBDIVISION, 47.56 FEET; THENCE N.00°00'00"E. PARALLEL WITH THE AFORESAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, 25.00 FEET; THENCE S.90°00'00"W. PERPENDICULAR TO THE LAST DESCRIBED COURSE, 7.00 FEET; THENCE S.00°00'00"W. PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 20.01 FEET; THENCE S.89°56'36"W. PARALLEL WITH THE NORTH LINE AS MONUMENTED OF SAID NUDI'S SUBDIVISION, 93.80 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING S.89°56'36"W. ALONG SAID PARALLEL LINE, 4.60 FEET; THENCE S.32°13'55"W, 11.30 FEET; THENCE S.13°58'26"W, 69.66 FEET TO THE AFORESAID NORTHERLY LINE OF GLENWOOD DYER ROAD; THENCE S.60°54' 31"E. ALONG SAID NORTHERLY LINE, 8.29 FEET TO A LINE THAT BEARS S.13° 58'26"W. FROM THE POINT OF BEGINNING; THENCE N.13°58'26"E, 83.67 FEET TO THE POINT OF BEGINNING, CONTAINING 63528 SQUARE FEET IN COOK COUNTY, ILLINOIS.

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Owner Address: 1840 Glenwood-Dyer Road, Chicago Heights, Illinois 60411
Property Identification No: 32-12-301-026-000

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RIDER A TO MEMORANDUM OF LEASE AND GRANTS OF EASEMENTS

LEGAL DESCRIPTION OF LEASED PREMISES AND EASEMENTS

AMCI ACCESS AND UTILITY EASEMENT DESCRIPTION

A PARCEL OF LAND FOR AMCI ACCESS AND UTILITY EASEMENT PURPOSES LOCATED WITHIN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF GLENWOOD DYER ROAD WITH A LINE THAT IS 16.50 FEET EAST OF (MEASURED PERPENDICULAR HERETO) AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE S.60° 54'31"E. ALONG SAID NORTHERLY LINE, 512.97 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE AS MONUMENTED OF NUDI'S SUBDIVISION, RECORDED JANUARY 27, 1958 AS DOCUMENT 17119335; THENCE N.00°37'05"W. ALONG SAID WEST LINE AS MONUMENTED, 117.83 FEET TO THE NORTHWEST CORNER AS MONUMENTED OF SAID NUDI'S SUBDIVISION; THENCE N.89°56'36"E. ALONG THE NORTH LINE AS MONUMENTED OF SAID NUDI'S SUBDIVISION, 47.56 FEET; THENCE N.00°00'00"E. PARALLEL WITH THE AFORESAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, 25.00 FEET; THENCE S.90°00'00"W. PERPENDICULAR TO THE LAST DESCRIBED COURSE, 7.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING S.90°00'00"W. ALONG SAID PERPENDICULAR LINE, 33.00 FEET; THENCE N.00°00'00"E. PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 40.00 FEET; THENCE S.90°00'00"W. PERPENDICULAR TO THE LAST DESCRIBED COURSE, 12.00 FEET; THENCE S.00°00'00"W. PARALLEL WITH SAID WEST LINE, 35.05 FEET; THENCE S.44°58'18"W. 7.07 FEET; THENCE S.89° 56'36"W. PARALLEL WITH THE NORTH LINE AS MONUMENTED OF AFORESAID NUDI'S SUBDIVISION, 59.44 FEET; THENCE S.32°13'55"W. 69.16 FEET; THENCE S.66°57'10"W. 16.57 FEET; THENCE N.85°33'08"W. 20.39 FEET TO THE AFORESAID NORTHERLY LINE OF GLENWOOD DYER ROAD; THENCE S.60°54'31"E. ALONG SAID NORTHERLY LINE, 37.25 FEET; THENCE N.66°57'10"E. 18.04 FEET; THENCE N.32°13'55"E. 64.39 FEET; THENCE N.89°56'36"E. PARALLEL WITH SAID NORTH LINE AS MONUMENTED OF NUDI'S SUBDIVISION, 98.44 FEET TO A LINE THAT IS PARALLEL WITH THE AFORESAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 AND PASSES THROUGH THE POINT OF BEGINNING; THENCE N.00°00'00"E. ALONG SAID PARALLEL LINE, 20.01 FEET TO THE POINT OF BEGINNING, CONTAINING 4,412.07 SQUARE FEET IN COOK COUNTY, ILLINOIS.

AMCI UTILITY EASEMENT DESCRIPTION

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES LOCATED WITHIN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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PROPERTY FOR RECEIPT WITH ENDORSEMENT

CR1-6828 542

ENDORSEMENT OF OWNER

NAME OF RECEIVER

ADDRESS OF

personally came before me this 1st day of December 1922
to show said Park B. Signal Co. and to go to the person who
of the foregoing instrument and acknowledged the same.

WITNESSES
J. A. DeLeo
County

My commission expires

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11/4/22

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