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Handwritten numbers: 23.50, 30.00, 63.50, SH

03632476

Mail To: Mark J. Stauber
Attorney at Law
800-A Roosevelt Road
Suite 106
Glen Ellyn, IL 60137



Commonly known as: 6602 A, B, & C West 11th Street
Worth, IL 60482

P.I.N. 24-18-409-019
24-18-409-018
24-18-409-019
24-18-409-020

SEE LEGAL DESCRIPTION ATTACHED

SHORT FORM LEASE

97473930

DEPT-10 PENALTY

\$30.00

COOK COUNTY RECORDER

140015 FROM 5185 07/01/97 02:50:00
\$2296 + CT # -97-473930

DEPT-01 RECORDING

\$33.50

03632476

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Prepared by: ~~and recorded by~~
F. Eugene Allison
Cranford, Schultze, Torchin & Allison, P.C.
2813 Coltsgate Road
Suite 200
Charlotte, NC 28211

Family Dollar Stores of
Illinois, Inc.
Post Office Box 1017
Charlotte, NC 28201-1017
Attn: Vice President
of Real Estate

STATE OF ILLINOIS

SHORT FORM LEASE

COUNTY OF COOK

THIS LEASE is made and entered into this 14th day of May, 1997, by and between LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT NO. 33496/ (hereinafter called "Landlord"), and FAMILY DOLLAR STORES OF ILLINOIS, INC., an Illinois corporation (hereinafter called "Tenant");

WITNESSETH

In consideration of the covenants hereinafter contained, to all of which Landlord and Tenant agree, Landlord hereby demises and lets to Tenant, and Tenant hereby rents and hires from Landlord, that certain premises situated in the Landlord's shopping center known as Worth Plaza located at the northwest corner of the intersection of West 111th Street and Tri-State Tollway, in the City of Worth, County of Cook, State of Illinois, and being that property comprising 7,200 (80' x 90') square feet together with the building thereon (said property and building are hereinafter called the "demised premises"). Said demised premises are shown outlined in red on Exhibit B - Site Plan. Tenant is also granted the right to use, in common with other tenants in the shopping center, the paved, marked, lighted parking, service and access areas shown on Exhibit B - Site Plan attached hereto and made a part hereof.

The area adjacent to the demised premises consisting of 1,600 (80' x 20') square feet and shown on Exhibit B - Site Plan as "Tenant's expansion area" shall be reserved for future expansion of the demised premises. Landlord shall permit no use of Tenant's expansion area which would interfere with expansion of the demised premises. Tenant shall have the right, at its option, to build an addition to the demised premises using all or any part of Tenant's expansion area. Once the addition is completed, it will become part of the demised premises for all purposes under this lease. All costs of constructing the addition shall be borne by Tenant.

TO HAVE AND TO HOLD the demised premises for an initial term ending on the 31st day of December, 2002, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties and bearing even date herewith (hereinafter called the "Lease"), which Lease is incorporated herein by reference. The Lease will be automatically extended, in accordance with the terms of the Lease, one period at a time, for three (3) successive periods of five (5) years each unless Tenant cancels the Lease. The Tenant has been and is hereby granted, in accordance with the terms of the Lease, certain exclusive use rights with respect to its business in the shopping center.

Furthermore, the Landlord has agreed and does hereby agree, in accordance with the terms of the Lease, that Landlord will not build any building in the shopping center except as shown on Exhibit B - Site Plan, that all areas shown on Exhibit B - Site Plan as paved, marked and lighted parking, service or access areas shall always be devoted to such indicated uses, and that the Lease contains certain restrictions with respect to certain non-retail, parking-intensive uses.

Initials: Landlord FA Tenant FD

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Landlord's Address:

LaSalle National Bank as Trustee
under Trust Agreement No 33496
c/o Worth Management Services, Inc.
P.O. Box 584
St Charles, IL 60174

Tenant's Address:

Family Dollar Stores of Illinois, Inc.
P. O. Box 1017
Charlotte, NC 28201-1017
Attn: Corporate Secretary

IN WITNESS WHEREOF, this indenture has been duly executed by said parties in manner and form provided by law, this the day and year first above written. (FOR THE EXCULPATORY PROVISION OF LA SALLE NATIONAL BANK, SEE ATTACHED RIDER)

LANDLORD

ATTEST:

LASALLE NATIONAL BANK AS TRUSTEE
UNDER TRUST AGREEMENT NO. 33496
& not personally

Asst Secretary

Name: Nancy A. Carlin

By: Rosemary Collins
Title: Asst Vice President
Name: Rosemary Collins

TENANT

ATTEST:

FAMILY DOLLAR STORES OF
ILLINOIS, INC.

Janice B. Burris
Assistant Secretary

By: George R. Maloney, Jr.
Sr. Vice President

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Short Form

RIDER ATTACHED TO AND MADE A PART OF/LEASE DATED May 14, 1997

Short Form

This LEASE is executed by LaSALLE NATIONAL BANK not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee, and under the express direction of the beneficiaries of a certain Trust Agreement dated April 5, 1965 and known as Trust No. 33496 at LaSALLE NATIONAL BANK, to all provisions of which Trust Agreement this LEASE is expressly made subject. It is expressly understood and agreed that nothing herein or in said LEASE contained shall be construed as creating any liability whatsoever against said Trustee personally, and in particular without limiting the generality of the foregoing, there shall be no personal liability to pay any indebtedness accruing hereunder or to perform any covenants, either express or implied, herein contained, or to keep, preserve or sequester any property of said Trust, and that all personal liability of said Trustee of every sort, if any, is hereby expressly waived by said Lessee, and that so far as said Trustee is concerned the owner of any indebtedness or liability accepting hereunder shall look solely to the premises hereby leased for the payment thereof. It is further understood and agreed that said Trustee has no agents or employees and merely holds naked legal title to the property herein described; that said Trustee has no control over, and under this LEASE assumes no responsibility for (1) the management or control of such property; (2) the upkeep, inspection, maintenance or repair of such property; (3) the collection of rents or rental of such property; or (4) the conduct of any business which is carried on upon such premises. Trustee does not warrant, indemnify, defend title nor is it responsible for any environmental damage.

REVISED: 1/2/97

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STATE OF ILLINOIS

COUNTY OF Cook

NOTARY

I, Harriet Denisowicz, a Notary Public in and for the aforesaid State and Rosemary Collins, Asst Vice President & Nancy A. Collin, Asst Secretary County, do hereby certify that / personally appeared before me

this day and that by the authority duly given and on behalf of LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT NO. 33496, the foregoing instrument was signed and executed by her for the purposes therein expressed.

WITNESS my hand and notarial seal this the 6 day of June, 1997.

Harriet Denisowicz
Notary Public

My Commission Expires:

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

NOTARY

I, Sandra B. Hayworth, a Notary Public in and for the aforesaid State and County, do hereby certify that GEORGE R. MAHONEY, JR. and JANICE B BURRIS, Sr. Vice President and Assistant Secretary respectively of FAMILY DOLLAR STORES OF ILLINOIS, INC., personally appeared before me this day and that by the authority duly given and as the act of the corporation, the foregoing instrument was signed and executed by them for the purposes therein expressed

WITNESS my hand and notarial seal this the 14 day of May, 1997.

Sandra B. Hayworth
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
8-12-2000

9873930

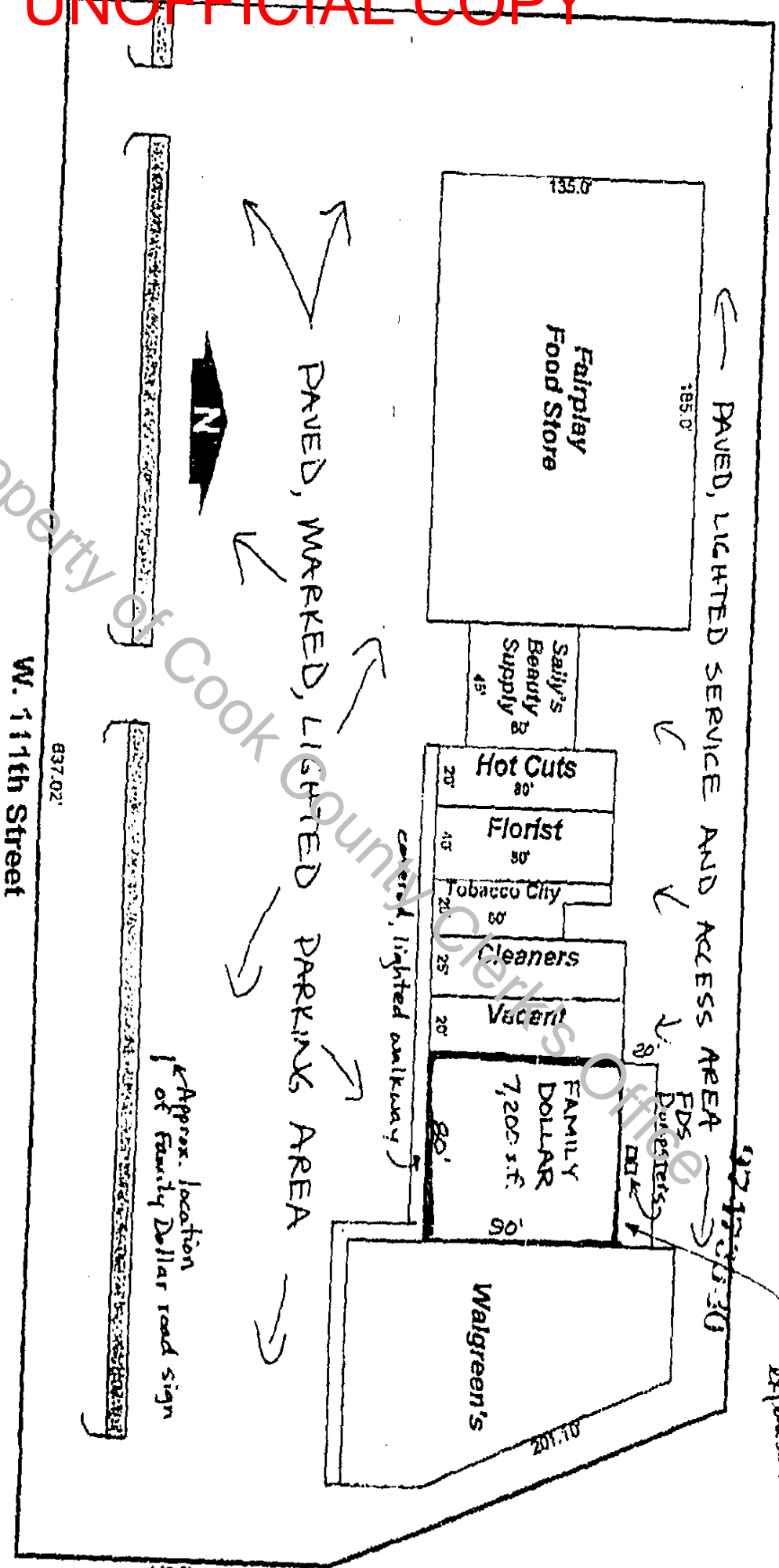
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EXHIBIT B



W. 111th Street

837.02'

TRI-STATE TOLLWAY

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Legal Description:

That part of the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, lying Westerly of a line described as follows: Beginning at a point on the East line of said Southwest 1/4 of Southeast 1/4 of Section 18, said point being 143.07 feet North of the South line of said Southeast 1/4 of Section 18 (said point being on the Westerly Right of Way line of the Northern Illinois Toll Road as monumented and occupied by a Steel Fence); thence Northwesterly along said monumented line, being a straight line forming an angle of 17 degrees, 56 minutes, 30 seconds from North to Northwesterly with said East line of Southwest 1/4 of Southeast 1/4 of Section 18 a distance of 428.57 feet; thence continuing Northwesterly along said monumented line, being a curved line concave Northeasterly, tangent to last described course and having a radius of 5854.58 feet, a distance of 802.12 feet to an intersection with the North line of said Southwest 1/4 of Southeast 1/4 of Section 18; said intersection being 326.17 feet West of the Northeast corner of said Southwest 1/4 of Southeast 1/4 of Section 18; and lying South of a line three hundred thirty four (334) feet North of (as measured on the West line thereof) and parallel with the South line of said Southwest 1/4 of the Southeast 1/4 (excepting from said Tract that part thereof lying West of a line six hundred ninety three (693) feet (as measured on the South line thereof) East of and parallel with the West line of said Southeast 1/4) but excepting therefrom that part of the Southwest quarter of the Southeast quarter of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast quarter of said Section 18; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East along the South line of said Southeast quarter, 693.00 feet for a point of beginning; thence North 00 degrees 24 minutes 17 seconds West parallel with the West line of said Southeast quarter, 50.0 feet; thence North 90 degrees 00 minutes 00 seconds East 597.07 feet to the East line of the Southwest quarter of said Southeast quarter; thence South 00 degrees 21 minutes 30 seconds East along said East line, 50.04 feet to the South line of said Southeast quarter; thence South 90 degrees 00 minutes 00 seconds West along said South line, 597.02 feet to the Point of Beginning.

PERMANENT INDEX NUMBER: 24-18-409-014
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PERMANENT INDEX NUMBER: 24-18-409-020

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