

# UNOFFICIAL COPY

## MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is dated as of July 21, 1997, between QSRE, L.L.C. ("Landlord") and QSR, Inc. ("Tenant").

97553104

### RECITALS

Landlord and Tenant acknowledge the following:

A. Landlord and Tenant have executed a lease dated as of the date hereof (the "Lease") in which Landlord leased to Tenant that certain property located at 3300 West 87th Street, Chicago, Illinois and more particularly described on Exhibit A attached hereto (the "Premises").

B. Landlord and Tenant desire to record a Memorandum of Lease.

DEPT-01 RECORDING \$27.00  
T#0012 TRAN 6115 07/30/97 14:54:00  
#6534 # CG #-97-553104  
COOK COUNTY RECORDER

### AGREEMENTS

In consideration of the Recitals and the mutual agreements which follow, Landlord and Tenant agree as follows:

1. Upon and subject to the terms and conditions of the Lease, Landlord has leased the Premises to Tenant. The Lease commences on July 24, 1997 and terminates on July 23, 2017.

2. Landlord and Tenant have granted Taco Bell Corp. certain conditional rights, including possession in and to the Premises, pursuant to the terms of the Lease.

3. All of the terms, conditions and provisions affecting Tenant's occupancy of the Premises are set forth in the Lease. It is expressly understood and agreed that this Memorandum of Lease has been executed, acknowledged, delivered and recorded solely

Name and return address:

William R. Cummings, Esq.  
Reinhart, Boerner, Van Deuren,  
Norris & Rieselbach, s.c.  
P.O. Box 92900  
Milwaukee, WI 53202

19-25-421-045-0000  
Parcel Identification Number

97553104

BOX 333-CT1

76-69-213 PIV 1 (1W)

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for the purpose of giving notice of the Lease to third parties and that this Memorandum is subject to all of the terms, conditions and provisions contained in the Lease.

LANDLORD:

QSRE, L.L.C.

BY

Ralph L. Freitag  
Its CEO

TENANT:

QSR, INC.

BY

Barbara A. Lucas  
Its President

State of Wisconsin )  
                                  : SS  
Milwaukee County )

This instrument was acknowledged before me on July 21, 1997, by  
Ralph L. Freitag as CEO of QSRE, L.L.C.

[Seal]

Merlene S. DeZur  
(Merlene S. DeZur )  
Notary Public, State of Wisconsin  
My commission expires 10/17/99

State of Wisconsin )  
                                  : SS  
Milwaukee County )

This instrument was acknowledged before me on July 21, 1997, by  
Barbara A. Lucas as President of QSR, Inc.

[Seal]

Merlene S. DeZur  
(Merlene S. DeZur )  
Notary Public, State of Wisconsin  
My commission expires 10/17/99

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This instrument was drafted by, and after recording should be returned to:

William R. Cummings, Esq.  
Reinhart, Boerner, Van Deuren,  
Norris & Rieselbach, s.c.  
1000 North Water Street  
Suite 2100  
Milwaukee, WI 53202

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## EXHIBIT "A"

PARCEL 1:

LOT 4 IN WESTPORT COMMONS, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF A LINE 1204.31 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 (EXCEPT THE NORTH 33.0 FEET THEREOF AND EXCEPT THAT PART OF THE NORTH 154.5 FEET LYING WEST OF THE EAST 232.0 FEET THEREOF AND EXCEPT THOSE PORTIONS TAKEN FOR HIGHWAY PURPOSES IN SOUTH KEDZIE AVENUE AND WEST 87TH STREET) ALL IN COOK COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF WESTPORT COMMONS, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 1204.31 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 (EXCEPT THE NORTH 33.0 FEET THEREOF AND EXCEPT THAT PART OF THE NORTH 154.5 FEET LYING WEST OF THE EAST 232.0 FEET THEREOF AND EXCEPT THOSE PORTIONS TAKEN FOR HIGHWAY PURPOSES IN SOUTH KEDZIE AVENUE AND WEST 87TH STREET) BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 IN AFORESAID WESTPORT COMMONS; THENCE NORTH 0 DEGREES 06 MINUTES 27 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 4, 150.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 4, 196.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG A CURVED LINE OF SAID LOT 4, CONVEX TO THE NORTHEAST HAVING AN ARC DISTANCE OF 30.67 FEET AND A RADIUS OF 19.50 FEET (THE CHORD OF WHICH BEARS SOUTH 44 DEGREES 56 MINUTES 25 SECONDS EAST, 27.61 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 0 DEGREES 06 MINUTES 27 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVED LINE AND ALONG THE EAST LINE OF SAID LOT 4, 120.02 FEET MEASURED (119.96 FEET RECORD) TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVED LINE OF SAID LOT 4, CONVEX TO THE SOUTHEAST HAVING AN ARC DISTANCE OF 10.67 FEET AND A RADIUS OF 30.00 FEET (THE CHORD OF WHICH BEARS SOUTH 10 DEGREES 17 MINUTES 09 SECONDS EAST, 10.61 FEET) TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 4, 213.71 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED MAY 21, 1992 AND RECORDED MAY 28, 1992 AS DOCUMENT 92370210 AND AS AMENDED BY INSTRUMENT RECORDED DECEMBER 8, 1995 AS DOCUMENT 95854875, FOR THE PURPOSE OF INGRESS AND EGRESS AS DEFINED AND SET FORTH THEREIN.

3300 W. 87th Street

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