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2024/01/30 21:00:17 1997-09-18 16:58:28

Cook County Recorder 27.50

MEMORANDUM OF LEASE

#15 - Calumet City
Illinois

KNOW ALL MEN BY THESE
PRESENTS:

THAT KRCV CORP., a
Kansas corporation, having a
notice address as c/o Kimco
Realty Corporation, 3333 New
Hyde Park Road, Suite 100, P.O.
Box 5020, New Hyde Park, New
York 11042-5020 (the
"Landlord"), hereby leases to
Venture Stores, Inc., a Delaware
corporation, having a notice
address of 2001 East Terra Lane,
P.O. Box 110, Mail Stop 222C,
O'Fallon, Missouri 63366-0110

THE ABOVE SPACE FOR RECORDER'S USE ONLY

(the "Tenant"), pursuant to the terms of a certain Lease (the "Lease") effective as of August 6, 1997, the real property situated in Cook County, Illinois, described in the Lease which includes all or a part of the property described on Exhibit A attached hereto and incorporated herein by this reference, and all or certain improvements located thereon and all appurtenances thereto including, without limitation, all easements benefiting that real property along with certain other parcels of real property with respect to which separate Memorandums of Lease shall be executed and recorded.

TO HAVE AND TO HOLD such real property for an initial term of twenty-five (25) years having a commencement date of August 6, 1997, and a termination date of August 31, 2022. Tenant has the option to extend the term of the Lease beyond the initial term of the Lease beyond the initial term for six (6) separate and successive periods of five (5) years each.

This Memorandum of Lease is subject to all of the conditions, terms and provisions of the Lease, all of which are by this reference incorporated as a part hereof to the same extent as if all of the provisions of the Lease were copied in full herein. The Landlord and the Tenant acknowledge that the Lease constitutes the complete Lease between the Landlord and the Tenant and that this Memorandum of Lease will not be construed to modify or amend the Lease in any respect. In the event of any inconsistency between the Lease and this Memorandum of Lease, the Lease shall control.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease effective as of this 6th day of August, 1997.

CORPORATE SEAL

ATTEST:

By: [Signature]
Name: Karen M. Prosser
Title: Asst. Sec.

VENTURE STORES, INC.

By: [Signature]
Name: Russell E. Solt
Title: Exec. V.P.

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CORPORATE SEAL

KRCV CORP.

By: [Signature]
Name: L. WARD STUBBS
Title: VICE-PRESIDENT

ATTEST:

By: [Signature]
Name: MARIE E. PATTON
Title: SECRETARY

STATE OF NEW YORK)
COUNTY OF NASSAU)

On the 5th day of August, 1997, before me personally came Ward Stubs and Marie E. Patton, to me known, who, being by me duly sworn, did depose and say that the corporate office address is 2001 East Terra Lane, P.O. Box 110, Mail Stop 222C, O'Fallon, Missouri 63366-0110; that they are the Exec. VP and Asst. Sec. of VENTURE STORES, INC., a Delaware corporation, the corporation described in and which executed the above instrument; that they know the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that they signed their names thereto by like order.

Notary Public

[Signature]

STATE OF NEW YORK)
COUNTY OF NASSAU)

EILEEN DONLON
Notary Public, State of New York
No. 41-480308
Qualified in Queens County
Commission Expires July 31, 1999

On the 6th day of August, 1997, before me personally came Ward Stubs and Ann L. Vidella, to me known, who, being by me duly sworn, did depose and say that the corporate office address is c/o Kimco Realty Corporation, 3333 New Hyde Park Road, Suite 100, P.O. Box 5020, New Hyde Park, New York 11042-0020; that they are the Vice-President and Asst. Sec. of KRCV CORP., a Kansas corporation, the corporation described in and which executed the above instrument; that they know the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that they signed their names thereto by like order.

Notary Public

ANN L. VIDEILLA
Notary Public, State of New York
No. 30-495762
Qualified in Nassau County
Commission Expires Oct. 10, 1997

Prepared by:

Alfred Henneboehle, Esq.
Greensfelder, Hemker & Gale, P.C.
10 South Broadway
Suite 2000
St. Louis, Missouri 63102
(314) 241-9090

When recorded return to:

Venture Stores, Inc.
2001 East Terra Lane
P.O. Box 110
Mail Stop 222C
O'Fallon, Missouri 63366-0110



PARCEL 1:

LOT 6 AND LOT 7 (EXCEPT THE WEST 75 FEET THEREOF) AND ALL OF LOT 9 IN VENTURE URBAN SUBDIVISION, BEING A RESUBDIVISION OF LOT 3 (EXCEPTING THEREFROM THAT PART TAKEN FOR ADDITIONAL RIGHT-OF-WAY FOR 159TH STREET IN CASE NUMBER 80110516 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS) AND LOT 4 OF THE RESUBDIVISION OF LOT 2 IN RIVER OAKS WEST UNIT NUMBER 2, A SUBDIVISION OF PART OF THE NORTH EAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID VENTURE URBAN SUBDIVISION RECORDED JULY 22, 1981 AS DOCUMENT 25944971.

PARCEL 2:

THE RECIPROCAL AND NON-INCLUSIVE EASEMENT, PRIVILEGES OF INGRESS AND EGRESS, PARKING AND FOR UTILITY AND MAINTENANCE PURPOSES CREATED AND GRANTED AS AN APPURTENANCE TO PARCEL 1 ABOVE BY THAT CERTAIN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENTS AGREEMENT DATED AS OF THE 20TH DAY OF AUGUST, 1973 BY AND BETWEEN THE MAY DEPARTMENT STORES COMPANY AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 21, 1967 AND KNOWN AS TRUST NUMBER 21973, RECORDED ON AUGUST 30, 1973 AS DOCUMENT NO. 22460033 AS AMENDED BY THE FIRST AMENDMENT TO CONSTRUCTION, OPERATION, AND RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 24, 1981 AS DOCUMENT 25948606 AND AS AMENDED BY SECOND AMENDMENT RECORDED AS DOCUMENT 27499192 AT THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS AMENDED AND SUPPLEMENTED IN, ON, OVER, UPON AND UNDER CERTAIN ADJOINING REAL PROPERTY THEREIN MORE PARTICULARLY DESCRIBED, TOGETHER WITH ALL THE RIGHTS, POWERS, AND PRIVILEGES AND BENEFITS UNDER SAID EASEMENTS AGREEMENT ACCRUING TO THE OWNER OF SAID PARCEL 1, ITS SUCCESSORS, LEGAL REPRESENTATIVES AND ASSIGNS, ALL IN COOK COUNTY, ILLINOIS.

500 River Oaks West
Calumet City, IL
PHNS: 29-24-200-039-00
29-24-200-041-00

Store No. 15
Calumet City
500 River Oaks West
Calumet City, IL 60409-5498

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20072056

EXHIBIT A

97691289

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Legal Description of Parking Tract

That part of Lot 10 described as follows: Commencing on the Northernmost point of Lot 10; thence South 61°37'08" West 244.84 feet along the Northerly line of Lot 10 to a place of beginning; thence continuing South 61°37'08" West 356.00 feet to a corner of Lot 10; thence South 28°22'52" East 42.00 feet; thence North 61°37'08" East 356.00 feet; thence North 28°22'52" West 42.00 feet to the place of beginning, all in Lot 10 in Venture Urban Subdivision, a Resubdivision of Lot 3 (excepting therefrom that part taken for additional right-of-way for 159th Street in Case No. 80L10516 in Circuit Court of Cook County, Illinois) and Lot 4 in Resubdivision of Lot 2 in River Oaks West Unit No. 2, a Subdivision of part of the Northeast Quarter of Section 24, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

29-24-200-053
SW corner 159th
& Torrance Calumet City

Store No. 15
Calumet City
500 River Oaks West
Calumet City, IL 60409-5498

BOX 333

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