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142272 TRAM 2390 02/03/97 15:53:00  
67677 KB #97-074414  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

**MEMORANDUM OF LEASE**

THIS MEMORANDUM OF LEASE is made as of the 30 day of January 1997, by and between 199 CORP., an Illinois corporation, as lessor (the "Lessor"), and MERRILL AND BARBARA ZENNER, as lessee (the "Lessee").

**WITNESSETH:**

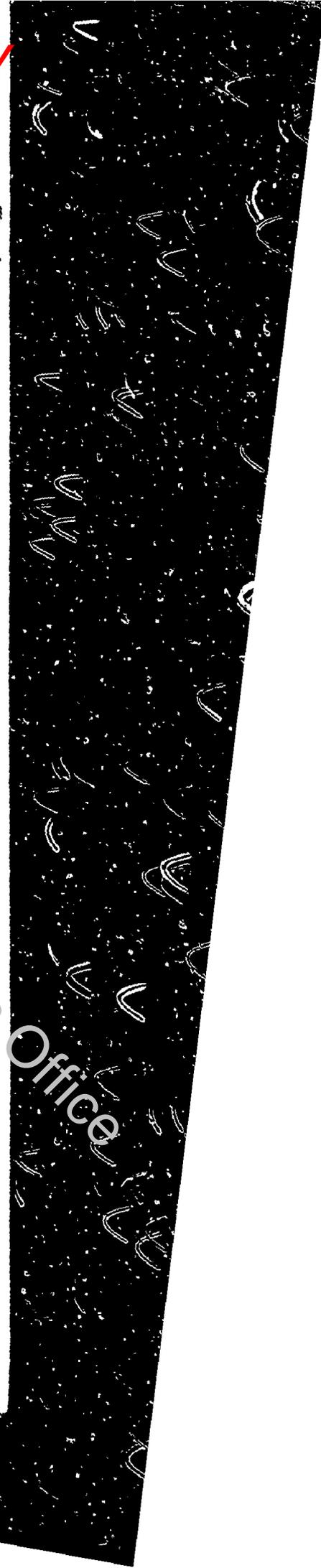
1. Existence of Master Lease. 199 Corp. has acquired a leasehold interest in that certain ground lease dated May 12, 1994, which lease was memorialized by a short form lease recorded as document 94438253 with the Recorder of Deeds of Cook County, Illinois, by virtue of an Agreement of Assignment and Acceptance of Tenant's Interest in Lease dated May 24, 1994 and recorded May 24, 1994 as document 94480118 with the Recorder of Deeds of Cook County, Illinois, and by further assignment by an agreement of assignment and acceptance of tenant's interest in lease recorded on March 28, 1995 as document 95208157 with the Recorder of Deeds of Cook County, Illinois, and an amendment to agreement of assignment and acceptance of tenant's interest in lease recorded May 11, 1995 as document 95318833 with the Recorder of Deeds of Cook County, Illinois.

2. Existence of Proprietary Sublease. In consideration of the Premises and the covenants and conditions set forth in that certain proprietary sublease dated January 30, 1997 (the "Sublease"), Sublessor caused to be conveyed to Sublessee a subleasehold estate in and to Apartment 2 and Garage Spaces 2 and 3 situated on the real estate commonly known as 199 East Lake Shore Drive and legally described on Exhibit A attached hereto.

3. Term. The term of the Sublease commenced on January 30, 1997, and expires on July 31, 2093, unless sooner terminated in accordance with the terms thereof.

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IN WITNESS WHEREOF, the parties hereto have entered into this Memorandum of Lease as of the day and year first above written.

SUBLESSOR:

199 CORP.,  
an Illinois corporation

By: \_\_\_\_\_  
Its: \_\_\_\_\_

SUBLESEE:

Michael J. [Signature]  
[Signature]

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CITY OF CHICAGO  
REAL ESTATE TRANSACTIONS  
\$ 367,250.00

REAL ESTATE TRANSACTION TAX  
244.15

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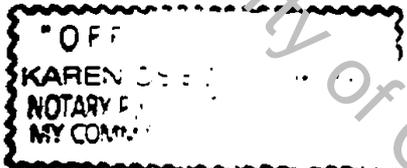
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STATE OF ILLINOIS     )  
                                  ) SS:  
COUNTY OF COOK     )

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named MERRYL ZENNER & AARON ZENNER who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed personally.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at

CHICAGO this 30th day of JAN, 1997.



*Karen O'Shea*  
Notary Public

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IN WITNESS WHEREOF, the parties hereto have entered into this Memorandum of Lease as of the day and year first above written.

SUBLESSOR:

SUBLESEE:

199 CORP.,  
an Illinois corporation

By: J. A. [Signature]  
in presence of [Signature]

\_\_\_\_\_  
\_\_\_\_\_

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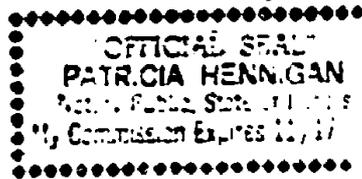
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STATE OF ILLINOIS     )  
                                  ) SS:  
COUNTY OF COOK     )

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named 199 CORP., an Illinois corporation, by John A. Buck its PRESIDENT, who acknowledged that he did sign the foregoing instrument and that the same is the free act and of said corporation and his free act and deed personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Chicago, Illinois 25<sup>th</sup> day of January, 1997.

Patricia Hennigan  
Notary Public



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## EXHIBIT A

### to Memorandum of Lease

#### Legal Description

NORTH PARCEL: THE WEST 17.00 FEET OF LOT 9, ALL OF LOT 10, THE EAST 33.00 FEET OF LOT 11, THAT PART OF THE EAST 17.00 FEET OF LOT 32, TOGETHER WITH THAT PART OF LOT 33 AND THAT PART OF THE WEST 17.00 FEET OF LOT 34, ALL TAKEN AS ONE TRACT, LYING NORTH OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 17.00 FEET OF LOT 34 AFORESAID, 59.34 FEET NORTH (AS MEASURED ALONG SAID EAST LINE) OF THE SOUTH LINE OF SAID LOT, THENCE NORTH 89 DEGREES 38 MINUTES 27 SECONDS WEST, 73.10 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 73.10 FEET (AS MEASURED PERPENDICULARLY) WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 17.00 FEET OF LOT 34 AFORESAID; THENCE SOUTH 0 DEGREES 41 MINUTES 47 SECONDS WEST, ALONG SAID PARALLEL LINE, 10.50 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 27 SECONDS WEST, 10.91 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 17.00 FEET OF LOT 32 AFORESAID, SAID POINT BEING 49.01 FEET NORTH (AS MEASURED ALONG SAID WEST LINE) OF THE SOUTH LINE OF SAID LOT, ALL IN FITZSIMMONS' ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 8 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 15,153.1 SQUARE FEET OR 0.34737 ACRES.

PIN: 17-03-208-004-0000  
17-03-208-012-0000

COMMONLY KNOWN AS: 199 East Lake Shore Drive #7E  
Chicago, IL 60611

This instrument was prepared by:  
Caryn L. Finkle, Esq.  
Sommeschein Nath & Roentzel  
8000 Sears Tower  
233 S. Wacker Drive  
Chicago, IL 60606-6404



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