

# UNOFFICIAL COPY

97246314

DEPT-01 RECORDING \$31.50  
T#6666 TRAN 2652 04/09/97 13:49:00  
#7007 IR \*-97-246314  
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

## MEMORANDUM OF SUBLEASE

This Memorandum of Sublease (the "Memorandum") is made and entered into this 27<sup>th</sup> day of March, 1997, by and between POLLO OPERATIONS, INC., a Florida corporation ("Sublessor") and ON THE CORNER, INC., an Illinois Corporation ("Lessee").

### WITNESSETH:

WHEREAS, Sublessor is the sublessee of a certain Lease dated December 14, 1983 by and between American National Bank and Trust Company of Chicago, as Trustee under Trust dated April 27, 1983 and known as Trust Number 57681 and Walgreen Co. (the "Lease"), for the property located at 3246 West Addison Street, Chicago, Illinois, being legally described on Exhibit A, attached hereto (the "Property");

WHEREAS, pursuant to a certain Sublease and Sale of Assets Agreement dated as of March 27, 1997, Sublessor subleased and demised to Lessee the right to possession of the Property for a term ending on May 29, 2024; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the Lessee and Lessor's agreement under the Lease to execute a recordable memorandum of the Lease, the parties hereto state and acknowledge the following:

1. Lessee has a right to sublease the Property according to the terms set forth in the Sublease Agreement.
2. This Memorandum shall not, in any way, amend or supersede the terms of the Lease or the Sublease Agreement. In the event of any inconsistency between this Memorandum and the Lease or Sublease Agreement, the terms and conditions of the Lease and Sublease Agreement shall prevail.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum on the date first above written.

3150  
*[Signature]*

97246314

# UNOFFICIAL COPY

SUBLESSOR:

LESSEE:

POLLO OPERATIONS, INC.

ON THE CORNER, INC.

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

By: *Anthony Paster*

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

Its: President

This document prepared by  
and when recorded return to:

Scott A. Sinar  
Friedman & Sinar  
200 West Madison Street  
Suite 2500  
Chicago, Illinois 60606

Property of Cook County Clerk's Office

97246314

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

SUBLESSOR:

LESSEE:

POLLO OPERATIONS, INC.

ON THE CORNER, INC.

By: [Signature]  
Its: Vice President of Pollo Bate

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

This document prepared by  
and when recorded return to:

Scott A. Sinar  
Friedman & Sinar  
200 West Madison Street  
Suite 2500  
Chicago, Illinois 60606

PROPERTY OF COOK COUNTY CLERK'S OFFICE

97246314

UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

Property of Cook County Clerk's Office


07/01/2013

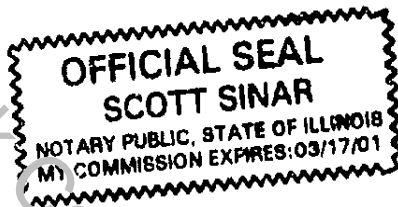
# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
                                  ) SS  
COUNTY OF COOK        )

I, Scott Sinar, a Notary Public in and for the County and State aforesaid, do hereby certify that Anthony Ristich, an officer of On The Corner, Inc., being personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered this said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27th day of March, 1997.

  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

97246314



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST ADDISON STREET WITH THE EAST LINE OF BLOCK 12 AS LAID OUT AND OCCUPIED IN R. F. BICKERDIKE'S SUBDIVISION OF BLOCK 12 IN BICKERDIKE'S SECOND ADDITION TO IRVING PARK, RECORDED AS DOCUMENT 4015579 ON APRIL 9, 1907 IN BOOK 93 OF PLATS, PAGE 44. THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 12, A DISTANCE OF 93.79 FEET TO THE SOUTH FACE OF A BRICK WALL; THENCE EAST PARALLEL WITH THE NORTH LINE OF WEST ADDISON STREET AND ALONG THE SOUTH FACE OF SAID BRICK WALL 113.29 FEET; THENCE NORTH 0.34 OF A FOOT TO THE CENTER LINE OF A 17 INCH PARTY WALL; THENCE EAST ALONG THE CENTER LINE OF SAID WALL 252.78 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE WHICH INTERSECT IS 94.25 FEET NORTH OF THE NORTH LINE OF WEST ADDISON STREET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE 136.71 FEET TO THE NORTH LINE OF WEST ADDISON STREET; THENCE WEST ALONG SAID LINE 465.28 FEET TO THE POINT OF BEGINNING, OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENTS AND RIGHTS APPURTENANT TO AND BENEFITTING PARCEL 1 ABOVE TO AND FOR THE BENEFIT OF WALGREEN CO. AND AMONG OTHERS, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE INSURED PER SCHEDULE 'A' FOR, AMONG OTHER THINGS (A) VEHICULAR PARKING AND FOR PEDESTRIAN AND VEHICULAR PASSAGE, INGRESS AND EGRESS TO AND FROM SAID PARCEL 1 (B) THE PURPOSE OF CONNECTION TO AND USE OF EXISTING AND FUTURE DRAINAGE AND UTILITY FACILITIES AND FOR INGRESS AND EGRESS AND ACCESS FOR CONSTRUCTION, INSTALLATION, REPAIR OR REPLACEMENT THEREOF AND (C) TO INSTALL, MAINTAIN AND KEEP A PYLON SIGN, ALL AS SET OUT IN LEASE DATED DECEMBER 14, 1983 BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 27, 1983 KNOWN AS TRUST NUMBER 57681, LESSOR AND WALGREEN CO., LESSEE AND RECORDED MEMORANDUM OF LEASE RECORDED JANUARY 5, 1984 AS DOCUMENT 26918120 AND AMENDED BY AMENDED MEMORANDUM OF LEASE RECORDED FEBRUARY 21, 1984 AS DOCUMENT 26976784.

PIN: 13-23-232-031-0000.

FOR INFORMATION ONLY:

Street Address: 3246 W. Addison Street, Chicago, Illinois 606

9724631A

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97246314