

# UNOFFICIAL COPY

Wheeling

## MEMORANDUM OF LEASE AND OPTION

KNOW ALL MEN BY THESE PRESENTS THAT, by a Lease dated January 12, 1998, MIRBAT KHAN ("Lessor") have leased to and granted to BREX, INC. ("Lessee");

1. a lease for an initial term of December 1, 1997 through November 30, 2007;
2. options to extend the lease for terms from December 1, 2007 through November 30, 2012 and December 1, 2012 through November 20, 2017;
3. a right of first refusal; and
4. an option to purchase.

the real estate described on Exhibit A attached hereto. Such instrument also permits Lessee to assign its option to purchase to a third party separate from the lease. Lessor has also agreed not to create or permit any lien on such property in excess of \$400,000 through November 30, 2002 or which cannot be paid and removed at any time.

This Memorandum is executed for the purpose of giving notice of the existence of such lease and such options

**IN WITNESS WHEREOF**, the parties hereto have caused this Memorandum to be executed as of the day and year first above written.

**LESSOR:**

\_\_\_\_\_  
MIRBAT KHAN

**LESSEE:**

BREX, INC.

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

JAMES ISABELL, President

This instrument was prepared by and return to:  
David J. Jolivette, Jolivette & Templer, P.C.  
10 South La Salle Street, Suite 1017  
Chicago, Illinois 60603

2012 OCT 31

EXHIBIT A

LEGAL DESCRIPTION

The part of the North 168.27 feet, lying West of the Center of Milwaukee Avenue of Lot 4 in the Resubdivision of George Strong's Farm in Section 2 and the West half of Section 1, Township 42 North, Range 11, East of the Third Principal Meridian, described as beginning at the intersection of the center line of Milwaukee Avenue and the South line of the North 168.27 feet of said Lot 4; thence West parallel to North line of said Lot 4, 388.5 feet; thence North at right angles to said North line of Lot 4, 100 feet; thence East parallel to said North line of Lot 4, 352 feet to the center of said Milwaukee Avenue; thence Southerly along the center of Milwaukee Avenue 106.45 feet to the point of beginning (except that part conveyed by Document 23298274 to the County of Cook, described as follows: That part of Lot 4 in the Resubdivision of George Strong's Farm in Section 2 and the West half of Section 1, Township 42 North, Range 11, East of the Third Principal Meridian bounded and described as follows: Beginning at the intersection of the center line of Milwaukee Avenue with the South line of the North 168.27 feet of said Lot 4; thence West on said South line to its intersection with a line 50 feet Southwesterly of and parallel with the center line of Milwaukee Avenue aforesaid; thence Northwesterly on said parallel line to the North line of the South 100 feet of the North 166.27 feet aforesaid; thence East on said North line to the center line of said Milwaukee Avenue; thence Southeasterly, on said center line, 106.45 feet to the place of beginning (excepting therefrom that part falling in Milwaukee Avenue), in Cook County, Illinois.

PIN: 03-02-200-045

Address: 548 North Milwaukee  
Wheeling, Illinois

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## MORTGAGEE CONSENT

FIRST OF AMERICA BANK NORTHEAST ILLINOIS, N.A., the mortgagee of such property has consented to such lease and has agreed to be bound to the terms thereof including such options.

FIRST OF AMERICA BANK NORTHEAST  
ILLINOIS, N.A.

By:

Edward J. Guss, III

Its:

Assistant Vice President

ATTEST:

Channer

Property of Cook County Clerk's Office

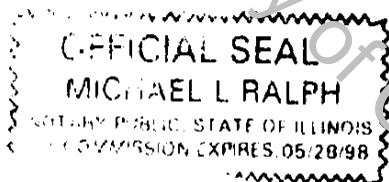
# UNOFFICIAL COPY

57041211

STATE OF ILLINOIS     )  
                                          ) SS.  
COUNTY OF LaSalle     )

I, Michael L. Ralph, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MIRBAT KHAN 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 the signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 12th day of January, 1998.

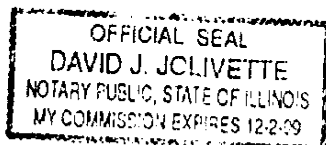


Michael L. Ralph  
Notary Public

STATE OF ILLINOIS     )  
                                          ) SS.  
COUNTY OF Cook     )

I, David J. Jolivet, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JAMES ISABELL personally known to me to be the President of BREX, INC., and 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 as such President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13th day of Jan, 1998.



David J. Jolivet  
Notary Public

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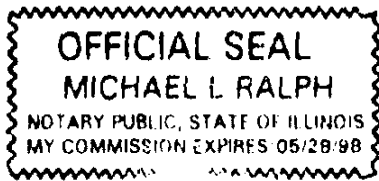
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF LAKE )

I, Michael L Ralph, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Edward F. Bours President of FIRST OF AMERICA BANK NORTHEAST ILLINOIS, N.A., and \_\_\_\_\_

Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and said Secretary did also then and there acknowledged that he as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of January, 1998.

Michael L Ralph  
Notary Public



PROPERTY OF COOK County Clerk's Office