

10-738257

MEMORANDUM OF LEASE

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1998-04-22 15:47:59
Cook County Recorder 23.50

THIS MEMORANDUM OF LEASE made as of the 20th day of March 1998, by and between John Perry (hereinafter referred to as "Lessor") and The Car Wash Depot, Inc., an Illinois corporation (hereinafter referred to as "Lessee").

NOTICE

- 1. Lessor and Lessee have this day entered into a Lease of the premises consisting of real estate and improvements thereto, if any, located at 25-27 S. Wolf Road, Northlake, Illinois and more particularly legally described in "Exhibit A" attached hereto and made a part hereof by this reference.
- 2. The term of the Lease shall be for a period of twenty (20) years plus six (6) months commencing on or about April 1, 1998 and subject to certain rights and privileges, including but not limited to the right and Option to Purchase the Premises from time to time for an agreed upon consideration.
- 3. The Lessor grants to Lessee the right to construct upon the Premises certain buildings, structures and improvements, which right is subject to certain obligations and limitations. In furtherance of the requirements referred to above, Article V, Section 1 of the Lease provides, in part that:

Except as otherwise provided, it is expressly covenanted and agreed by and between the parties that nothing in this Lease contained shall authorize the Lessee to do any act which shall in any way encumber the fee title of the Lessor, nor shall the interest or estate of the Lessor be in any way subject to any claim by way of lien or encumbrance, whether claimed by operation of law or by virtue of any express or implied contract by Lessee, and any claim to lien upon the Premises arising from any act or omission of the Lessee shall accrue only against the leasehold interest of the Lessee and shall, in all other respects, be subject to the title and rights of the Lessor in and to the Premises.

- 4. The Lease should be consulted for further terms, covenants, conditions and provisions relating to the tenancy by Lessee, rights of Lessor and/or Lessee to mortgage or otherwise unumber their respective interests in and the Premises, and other rights, obligations and waivers therein created. Relevant portions of the Lease are available for inspection at the offices of the Lessor's attorney, Larry Bauer, Esq., 9524 Franklin Avenue, Franklin Park, Illinois 60131, or at the offices of Lessee's attorney, Lewis R. Shapiro, Esq., 29 South La Salle Street, Chicago, Illinois 60603.

IN WITNESS WHEREOF, the parties hereto, for themselves and their respective successors and assigns, have caused this Memorandum of Lease to be executed by their respective duly authorized officers or representatives, the day and the year first written above.

LESSOR: JOHN PERRY

LESSEE: The Car Wash Depot, Inc.

John Perry

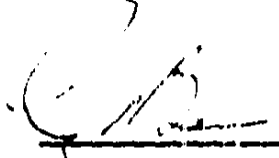
Howard K. Brown
President

ATGF, INC

STATE OF ILLINOIS)

COUNTY OF COOK)

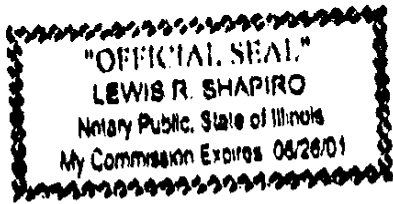
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that John Perry, personally known to me and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and deed.

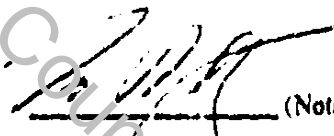
 (Notary Public)



STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Howard Perino, personally known to me to be the President of The Car Wash Depot, Inc., an Illinois corporation, 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 he signed and delivered the said instrument, in the capacity indicated, pursuant to authority granted by the Board of Directors of said corporation, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.



 (Notary Public)

Prepared by and Mail to:

Lewis R. Shapiro, Esq.
29 S. La Salle Street Suite 240
Chicago, Illinois 60603
(312) 263-3538



PROPERTY OF COOK COUNTY CLERK'S OFFICE

LEGAL DESCRIPTION

Lot 23 (except the South 15 feet thereof) and all of Lots 24 through 32 in Block 1 in Midland Development Company's North Lake Village, a Subdivision of the North 1/2 of the Northwest 1/4 of Section 5, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. Commonly known as 27 S. Wolf Road, Northlake, Illinois; PINS: 15-05-105-019, 15-05-105-020, 15-05-105-021, 15-05-105-022, 15-05-105-023, 15-05-105-024, 15-05-105-025, 15-05-105-026, 15-05-105-27, 15-05-105-042

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