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1999-05-07 14:12:45
Cook County Recorder 27.00



99446143

RETURN RECORDED DOCUMENT TO:

WALGREEN CO.
200 Wilmot Road, Dept. #2252
Deerfield, Illinois 60015
Attn: Ken White

This Instrument Prepared by:
Michael Elowe
200 Wilmot Road, Deerfield, Illinois 60015

77954170288 RD

MEMORANDUM OF LEASE

4
BANK

By this Memorandum of Lease made the 2nd day of April, 1999, between STANDARD FEDERAL BANK, FSB, hereinafter called "Landlord", and BOND DRUG COMPANY OF ILLINOIS, an Illinois a corporation, hereinafter called "Tenant";

Landlord has leased to Tenant, and Tenant has rented from Landlord, for the term of one year following the Effective Date of the Lease (as defined in the Lease) and continuing thereafter for a term of nineteen (19) years, subject to renewal as such dates shall be adjusted pursuant to a lease of even date herewith between the parties hereto (the "Lease") and subject to prior termination as therein provided, the premises to include portions of both the real property and building and other improvements, appurtenances, easements and privileges belonging thereto, at the southeast corner of Clark Street and Monroe Street, in the City of Chicago, County of Cook, State of Illinois, as legally described on Exhibit "A" attached hereto and made a part hereof.

For purposes of this Memorandum of Lease, Tenant shall pay a rent of One Dollar (\$1.00) per year.

Provisions for additional rent and the other terms, covenants and conditions of said letting, including the renewal options on the part of Tenant, are set forth at length in the Lease and all of said provisions, terms, covenants and conditions are, by reference thereto, hereby incorporated in and made a part of this Memorandum of Lease.

This instrument shall also bind and benefit, as the case may require, the heirs, legal representatives, assigns and successors of the respective parties, and all covenants, conditions and agreements herein contained shall be construed as covenants running with the land. This instrument shall not become binding upon the parties until it shall have been executed and delivered by both Landlord and Tenant.

BOX 333-CTI

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This Memorandum of Lease is made and executed by the parties hereto for the purpose of recording the same in the office of the public records of Cook County, Illinois, and is subject in each and every respect, to the rents and other terms, covenants and conditions of the Lease, and this Memorandum of Lease is executed and delivered with the understanding and agreement that the same shall not in any manner or form whatsoever, alter, modify or vary the rents and other terms, covenants and conditions of the Lease.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease, under seal, as of the day and year first above written.

BOND DRUG COMPANY OF ILLINOIS

STANDARD FEDERAL BANK, FSB

By [Signature]
Vice President

By [Signature]

Attest: [Signature]
Assistant Secretary

Attest: _____

Witnesses:
[Signature]
Jawn Morgenstern

Witnesses:
[Signature]
Marcella E. Metzger

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EXHIBIT "A"

Legal Description

Lot 1 (Except the South 9 feet thereof) in block 120 in School Section
Addition to Chicago in Section 16, Township 39 North, Range 14, East of
the Third Principal Meridian, in Cook County, Illinois.

PIN'S -

17-16-212-001-0000

17-16-212-002-0000

17-16-212-003-0000

17-16-212-004-0000

17-16-212-005-0000

17-16-212-006-0000

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