

UNOFFICIAL COPY 99391278

LAW OFFICES

4582/0051 04 001 Page 1 of 13

ALEXANDER G. POULAKIDAS

1999-04-23 09:17:17

Cook County Recorder

87.00

SUITE 2900

161 NORTH CLARK STREET

CHICAGO, ILLINOIS 60601



TELEPHONE (312) 263-1863

FAX (312) 263-6634

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

AFFIDAVIT

The undersigned, ALEXANDER G. POULAKIDAS, being first duly sworn on oath, deposes and states that on July 18, 1991, he did send a letter to Charlotte Loucks, Individually and as the Executor of the Will of Donald Loucks, Deceased, a copy of which said letter is hereto attached with the legal description attached to said letter as Exhibit "A", extending the option of the Dunran Corporation Lease, ten (10) years for the period from February 28, 2002 to February 28, 2012 and that said letter was sent Certified Mail, Return Receipt Requested and was received by Charlotte Loucks on July 22, 1991, as evidenced by the copy of the Return Receipt Card attached to that said letter and that on September 10, 1991, the undersigned did also send a letter by Certified Mail, Return Receipt Requested to Charlotte Loucks, Individually and as the Executor of the Will of Donald Loucks, Deceased, a copy of which said letter is hereto attached with the legal description attached to said letter as Exhibit "A", exercising a further extension of the Lease from February 28, 2012 to February 28, 2022 and that the original letter was received by Charlotte Loucks on September 20, 1991, as evidenced by the attached copy of the Return Receipt Card signed by Charlotte Loucks; that A MEMORANDUM OF THE ORIGINAL LEASE OF THE DUNRAN CORPORATION was recorded as Document No. 21-895-280 in the Office of the Recorder of Deeds of Cook County,

7491263 HAGLES D1

13P u

BOX 333-CTI

# UNOFFICIAL COPY

99391278

-2-

Illinois and that the property involved has the following street addresses and the present

Tenants named herein,

**DENNY'S**

975 East Dundee Road  
Palatine, Illinois 60067

PIN #02-12-101-007-0000  
PIN #02-12-101-008-0000  
PIN #02-12-101-009-0000

**DUNKIN' DONUTS**

1110 Dundee Road  
Palatine, Illinois 60067

PIN #02-01-300-020-00001110

**TACO BELL**

1102 East Dundee Road  
Palatine, Illinois 60067

PIN #02-01-300-021-0000

**KENTUCKY FRIED CHICKEN**

1100 East Dundee Road  
Palatine, Illinois 60067

PIN #02-01-300-022-0000

**LIDMAR CORPORATION**

formerly SPARKLE CAR WASH  
1122 East Dundee Road  
Palatine, Illinois 60067

PIN #02-01-300-018-0000

**PIZZA HUT**

1597 North Rand Road  
Palatine, Illinois 60067

PIN #02-12-101-027-0000

**EINSTEIN'S BAGELS**

979 East Dundee Road  
Palatine, Illinois 60067

PIN #02-12-101-0000

**SMK SPEEDY INTERNATIONAL, INC.**

**DISCOVERER SERVICES INC.**  
**D/B/A CAR-X MUFFLER & BRAKE**

1098 East Dundee Road  
Palatine, Illinois 60067

PIN #02-01-300-022-0000

**THORNTON OIL CORPORATION**

1000 East Dundee Road  
Palatine, Illinois 60067

PIN #02-01-300-025-0000

**IDOLS formerly Angel Food Systems**

**(Parking Lot)**  
996 East Dundee Road  
Palatine, Illinois 60067

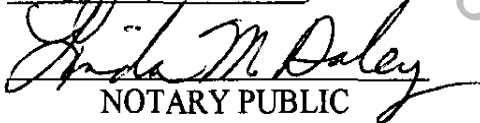
PIN #02-01-300-024-0000

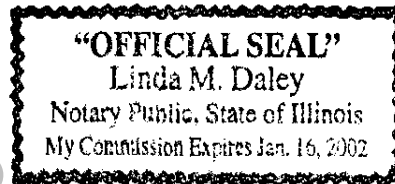
and again the legal description of the said properties are attached as Exhibit "A" to the letters heretofore referred to; and that also attached to this Affidavit is a true and correct copy of the Minutes of the Dunran Corporation dated June 1, 1991 authorizing the extensions of the Dunran Corporation Lease for the periods stated hereinabove.

Further Affiant sayeth not.

  
ALEXANDER G. POULAKIDAS

SUBSCRIBED AND SWORN TO  
BEFORE ME, THIS 21st DAY OF  
April 1999.

  
NOTARY PUBLIC



PREPARED BY:

ALEXANDER G. POULAKIDAS  
Attorney at Law  
161 North Clark Street, Suite 2900  
Chicago, Illinois 60601  
(312) 263-1863  
Atty No. 08008

RETURN TO:

ALEXANDER G. POULAKIDAS  
Attorney at Law  
161 North Clark Street, Suite 2900  
Chicago, Illinois 60601  
(312) 263-1863  
Atty No. 08008

# UNOFFICIAL COPY

P 849 358 194

*Lucas - Loucks*

RETURN TO



**SENDER INSTRUCTIONS**

- Print your name, address and ZIP Code in the space below.
- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

UNITED STATES POSTAL SERVICE  
OFFICIAL BUSINESS

Print Sender's name, address, and ZIP Code in the space below.

ALEXANDER G. POULAKIDAS  
ATTORNEY AT LAW  
311 WEST WASHINGTON STREET  
CHICAGO, IL 60602  
263-1783

PENALTY FOR PRIVATE USE, \$300



**RECEIPT FOR CERTIFIED MAIL**  
NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

Sent to	<i>Mrs Charlotte Loucks</i>
Street and No.	<i>Individually to the Executor of the will of Don Loucks, deceased</i>
P.O. State and ZIP Code	<i>734 Bayview Dr. Palatine, IL 60067</i>
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$2.50
Postmark or Date	

PS Form 3800, June 1985

99391278

**SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.  
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. (Extra charge)  
2.  Restricted Delivery (Extra charge)

3. Article Addressed to:  
*Mrs Charlotte L. Loucks  
Individually to the Executor  
of the will of Don Loucks,  
deceased  
734 Bayview Drive  
Palatine, IL 60067*

4. Article Number:  
*849-358-194*

Type of Service:  
 Registered       Insured  
 Certified       COD  
 Express Mail       Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee  
X *C. Loucks*

6. Signature - Agent  
X

7. Date of Delivery  
*7/22/91*

8. Addressee's Address (ONLY if requested and fee paid)

# UNOFFICIAL COPY

LAW OFFICES

ALEXANDER G. POULAKIDAS

111 WEST WASHINGTON STREET

CHICAGO, ILLINOIS 60602

NORTH SIDE OFFICE  
BY APPOINTMENT ONLY  
2601 W. PETERSON  
CHICAGO, IL 60659  
(312) 561-9488

AREA CODE 312  
TELEPHONE  
263-1863

July 18, 1991

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

99391278


Mrs. Charlotte L. Loucks,  
Individually and as the Executor  
of the Will of Don Loucks, Deceased  
734 Bayer Drive  
Palatine, Illinois 60067

Reference is made to a Lease dated March 10, 1972, for a term commencing on March 1, 1972 and expiring on the last day of February, 2002, between DON LOUCKS, and CHARLOTTE L. LOUCKS, as Lessor, and the DUNRAN CORPORATION, as Lessee, leasing the real estate described in Exhibit "A" attached;

and with respect to said Lease, the undersigned pursuant to the authority granted to him, does on behalf of DUNRAN CORPORATION, exercise the option to extend the aforesaid Lease for a period of ten (10) years additional, beyond the last day of February, 2002, to an additional period from March 1, 2002, to the last day of February 2012.

To further identify the Lease, reference is also made to the Memorandum of Lease dated March 10, 1972, which said Memorandum of Lease was recorded as Document No. 21-895-280, in the office of the Recorder of Deeds, Cook County, Illinois on May 9, 1972 at 11:21 A.M.

Dated at Chicago, Illinois this 18th day of July, 1991.

  
ALEXANDER G. POULAKIDAS  
on behalf of  
DUNRAN CORPORATION

cc: Mrs. Joan M. O'Neill, 4619 Amy Drive, Crystal Lake, Il. 60014  
Mrs. Barbara Wallace, 176 Bradwell Rd., Barrington, Il. 60010  
Mr. Thomas G. Poulakidas, 3535 W. North Shore, Lincolnwood, Il. 60645  
Mr. Angelos G. Poulakidas, 8922 Neenah, Morton Grove, Il. 60053

## LEGAL DESCRIPTION

Parcel Number One is legally described as follows: A parcel being in the southwest quarter of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, Cook County, Illinois.

99391278

For purposes of description herein of Sections of Parcel 1 throughout the lease, the following shall be used:

Parcel Number 1(a). Commencing with the easterly property line of Parcel Number 1, thence westerly having a frontage on Dundee Road of 315 feet with a depth of 210 feet.

Parcel Number 1(b). Commencing with the westerly property line of Parcel Number 1(a) above, thence westerly having a frontage on Dundee Road of 315 feet with a depth of 210 feet.

Parcel Number 1(c). Commencing with the westerly property line of Parcel Number 1(b) above, thence westerly having a frontage on Dundee Road of 320 feet or fraction thereof, (but in any event completing the remainder of Parcel #1 above) with a depth of 210 feet.

Parcel Number Two is legally described as follows:

All that part of the N.W.  $\frac{1}{4}$  of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows: Beginning at a point in the North line of said N.W.  $\frac{1}{4}$  981.70 feet East of the N.W. corner thereof, thence East along the North line of said N.W.  $\frac{1}{4}$ , being also the center line of Dundee Road, 185.50 feet; thence Southwesterly in a straight line which makes an angle with the last described course of 62 degrees and 45 minutes, as measured from West to Southwest, 410.50 feet to a point in the center line of Rand Road; thence Northwesterly along the center line of Rand Road 185.50 feet; thence Northeasterly in a straight line which makes an angle of 104 degrees and 21 minutes, as measured from S.E. to East and N.E., 270.70 feet to the P.O.B., (excepting therefrom that part of the Northwesterly 17.0 feet (as measured along the center line of Rand Road) lying Southwesterly of a line drawn from a point on the Easterly line of the above described tract, 175 feet Southwesterly of the center line of Dundee Road to a point on the Westerly line of aforesaid tract, 117 feet Southwesterly of the center line of Dundee Road) and also (excepting therefrom those parts taken for Rand Road and Dundee Road), in Cook County, Illinois. - Fremd's First Addition, Lot 1, being a subdivision of the N.W.  $\frac{1}{4}$  of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Beginning at a point in the North line of said N.W.  $\frac{1}{4}$  (also being the center line of Dundee Road) 1167.20 feet East of the N.W. corner thereof; thence East along said North line (also being the center line of Dundee Road), 207.41 feet; thence Southwesterly to the center line of Rand Road, 622.0 feet Southeasterly of the point of intersection of the center line of Rand Road and the North line of said Northwest  $\frac{1}{4}$  (also being the center line of Rand Road), as measured on the center line of Rand Road; thence Northwesterly along the center line of Rand Road, 100.0 feet; thence Northeasterly to the P.O.B. (excepting therefrom those parts taken for Rand Road and Dundee Road.)

21 895 280

EXHIBIT "A"

shc  
 [Handwritten initials and signature]

UNOFFICIAL COPY

P. 849 358 195

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Mrs. Charlotte Loucks  
Individually as the Executor  
of the Will of Don Loucks, Deceased

Street and No.  
734 Bayer Drive Palatka, FL 32909

P.O. State and ZIP Code  
734 Bayer Drive Palatka, FL 32909

Postage 5

Certified Fee

Special Delivery Fee

Restricted Delivery Fee

Return Receipt showing to whom and Date Delivered

Return Receipt showing to whom, Date, and Address of Delivery

TOTAL Postage and Fees 2.50

Postmark and Date  
Paid \$2.90  
9/16/91

PS Form 3800, June 1985

99891278

Swamp Correction

RETURN TO



**SENDER INSTRUCTIONS**

Print your name, address and ZIP Code in the space below.

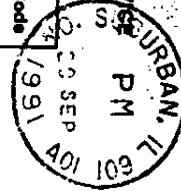
Complete items 1, 2, 3, and 4 on the reverse.

Attach to front of article if space permits, otherwise affix to back of article.

Endorse article "Return Receipt Requested" adjacent to number.

OFFICIAL BUSINESS

UNITED STATES POSTAL SERVICE



Print Sender's name, address, and ZIP Code in the space below.

Alexander H. Faulkner  
111 W. Washington St. 170  
Chicago, IL 60602

PENALTY FOR PRIVATE USE, \$300



Proprietary

**SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. (Extra charge).
2.  Restricted Delivery (Extra charge)

3. Article Addressed to:  
Mrs. Charlotte L. Loucks  
Individually as the  
Executor of the Will of  
Don Loucks, DECEASED  
734 BAYER DRIVE  
PALATKA, FL. 32909

4. Article Number  
P849358195

Type of Service:

Registered  Insured

Certified  COD

Express Mail  Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee  
X C. Loucks

8. Addressee's Address (ONLY if requested and fee paid)

6. Signature - Agent  
X

7. Date of Delivery  
9-20-91

# UNOFFICIAL COPY

LAW OFFICES

ALEXANDER G. POULAKIDAS

99391278

111 WEST WASHINGTON STREET

CHICAGO, ILLINOIS 60602

NORTH SIDE OFFICE  
BY APPOINTMENT ONLY  
2601 W. PETERSON  
CHICAGO, IL 60659  
(312) 561-9488

AREA CODE 312  
TELEPHONE  
263-1863

September 10, 1991

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

Mrs. Charlotte L. Loucks  
Individually and as the Executor  
of the Will of Don Loucks, Deceased  
734 Bayer Drive  
Palatine, Illinois 60067

Reference is made to a Lease dated March 10, 1972, for a term commencing on March 1, 1972 and expiring on the last day of February, 2002, between DON LOUCKS, and CHARLOTTE L. LOUCKS, as Lessor and the DUNRAN CORPORATION, as Lessee, leasing the real estate described in Exhibit "A" attached;

and with respect to said Lease, the undersigned pursuant to the authority granted to him, did on behalf of DUNRAN CORPORATION, exercise the option to extend the aforesaid Lease for a period of ten (10) years additional, beyond the last day of February, 2002, to an additional period from March 1, 2002, to the last day of February 2012, by written notice dated July 18, 1991.

As provided by said Lease and pursuant to the authority granted to him the undersigned does on behalf of DUNRAN CORPORATION, exercise the further option in said Lease to further extend the Lease upon the same terms and conditions for ten (10) years beyond the last day of February 2012, to wit, for the period from March 1, 2012 to the last day of February, 2022.

To further identify the Lease, reference is also made to the Memorandum of Lease dated March 10, 1972, which said Memorandum of Lease was recorded as Document No. 21-895-280, in the office of the Recorder of Deeds, Cook County, Illinois on May 9, 1972 at 11:21 A.M.

Dated at Chicago, Illinois this 10<sup>th</sup> day of September, 1991.



ALEXANDER G. POULAKIDAS  
on behalf of  
DUNRAN CORPORATION

cc: Mrs. Joan M. O'Neill, 4619 Amy Drive, Crystal Lake, Il. 60014  
Mrs. Barbara Wallace, 176 Bradwell Rd., Barrington, Il. 60010  
Mr. Thomas G. Poulakidas, 3535 W. North Shore, Lincolnwood, Il. 60645  
Mr. Angelos G. Poulakidas, 8922 Neenah, Morton Grove, Il. 60053



## LEGAL DESCRIPTION

UNOFFICIAL COPY

Parcel Number One is legally described as follows: A parcel being in the southwest quarter of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, Cook County, Illinois.

99391278

For purposes of description herein of Sections of Parcel 1 throughout the lease, the following shall be used:

Parcel Number 1(a). Commencing with the easterly property line of Parcel Number 1, thence westerly having a frontage on Dundee Road of 315 feet with a depth of 210 feet.

Parcel Number 1(b). Commencing with the westerly property line of Parcel Number 1(a) above, thence westerly having a frontage on Dundee Road of 315 feet with a depth of 210 feet.

Parcel Number 1(c). Commencing with the westerly property line of Parcel Number 1(b) above, thence westerly having a frontage on Dundee Road of 320 feet or fraction thereof, (but in any event completing the remainder of Parcel #1 above) with a depth of 210 feet.

Parcel Number Two is legally described as follows:

All that part of the N.W.  $\frac{1}{4}$  of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows: Beginning at a point in the North line of said N.W.  $\frac{1}{4}$  981.70 feet East of the N.W. corner thereof, thence East along the North line of said N.W.  $\frac{1}{4}$ , being also the center line of Dundee Road, 185.50 feet; thence Southwesterly in a straight line which makes an angle with the last described course of 62 degrees and 45 minutes, as measured from West to Southwest, 410.50 feet to a point in the center line of Rand Road, thence Northwesterly along the center line of Rand Road 185.50 feet; thence Northeasterly in a straight line which makes an angle of 104 degrees and 21 minutes, as measured from S.E. to East and N.E., 270.70 feet to the P.O.B., (excepting therefrom that part of the Northwesterly 17.0 feet (as measured along the center line of Rand Road) lying Southwesterly of a line drawn from a point on the Easterly line of the above described tract, 175 feet Southwesterly of the center line of Dundee Road to a point on the Westerly line of aforesaid tract, 117 feet Southwesterly of the center line of Dundee Road) and also (excepting therefrom those parts taken for Rand Road and Dundee Road), in Cook County, Illinois. - Fremd's First Addition, Lot 1, being a subdivision of the N.W.  $\frac{1}{4}$  of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Beginning at a point in the North line of said N.W.  $\frac{1}{4}$  (also being the center line of Dundee Road) 1167.20 feet East of the N.W. corner thereof; thence East along said North line (also being the center line of Dundee Road), 207.41 feet; thence Southwesterly to the center line of Rand Road, 622.0 feet Southeasterly of the point of intersection of the center line of Rand Road and the North line of said Northwest  $\frac{1}{4}$  (also being the center line of Rand Road), as measured on the center line of Rand Road; thence Northwesterly along the center line of Rand Road, 100.0 feet; thence Northeasterly to the P.O.B. (excepting therefrom those parts taken for Rand Road and Dundee Road.)

21 895 280

EXHIBIT 'A'

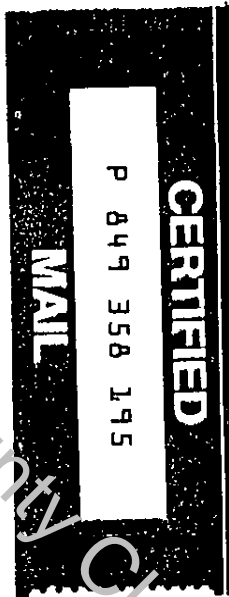
2/17  
 [Handwritten signature]

UNOFFICIAL COPY

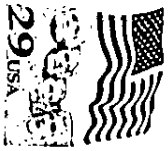
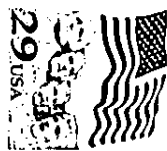
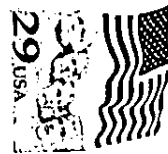
99391278

LAW OFFICES  
ALEXANDER G. POULAKIDAS  
111 WEST WASHINGTON STREET  
CHICAGO, ILLINOIS 60602

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED



Mrs. Charlotte L. Loucks  
Individually and as the Executor  
of the Will of Don Loucks, Deceased  
734 Bayer Drive  
Palatine, Illinois 60067



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

99391278

## SPECIAL MEETING OF THE SHAREHOLDERS AND DIRECTORS OF DUNRAN CORPORATION

We, the undersigned, comprising all of the Shareholders and Directors of **DUNRAN CORPORATION**, an Illinois Corporation, hereby consent in writing, pursuant to the authority of the Illinois Business Corporation Act, to the following action:

The recent unfortunate death of **BERNARD F. O'NEILL, SR.**, created a vacancy in the offices of Director, Treasurer, Assistant Secretary and Senior Vice-President.

The Shareholders elected the following as Director of the Company for the year 1991,

**JOAN M. O'NEILL** to fill the vacancy of **BERNARD F. O'NEILL, SR.**

The Directors then elected **JOAN M. O'NEILL** to fill the following vacancies of **BERNARD F. O'NEILL, SR.**,

<b>JOAN M. O'NEILL</b>	-	<b>TREASURER</b>
<b>JOAN M. O'NEILL</b>	-	<b>SENIOR VICE-PRESIDENT</b>
<b>JOAN M. O'NEILL</b>	-	<b>ASSISTANT SECRETARY</b>

**JOAN M. O'NEILL** resigned as Second Vice-President.

Thereafter the Directors approved the following actions:

1. **ALEXANDER G. POULAKIDAS**, was authorized on behalf of **DUNRAN CORPORATION** to exercise the two (2) options created by the Agreement of March 10, 1972, by and between **DONALD LOUCKS** and **CHARLOTTE**

LOUCKS as Lessors, and DUNRAN CORPORATION, as Lessee, leasing the real estate stated therein to DUNRAN CORPORATION from March 1, 1972 to February 28, 2002, and providing for two (2) ten (10) year options extending the Lease to DUNRAN CORPORATION to February 28, 2022.

This action was taken over the negative note of CHARLOTTE LOUCKS the other two (2) Directors JOAN M. O'NEILL and THOMAS G. POULAKIDAS, voting in the affirmative.

2. That the Indemnity Agreement of JOAN M. O'NEILL presented at the meeting be accepted and all previous shares in the name of BERNARD F. O'NEILL, SR., and JOAN M. O'NEILL be transferred into the name of JOAN M. O'NEILL.

3. That any eligible Shareholder be permitted if desired, to arrange a Joint <sup>TENANCY C.S.</sup> Tenancy transfer and that ALEXANDER G. POULAKIDAS is given permission to make the transfer on the books of the Company.

Meeting held at 4619 Amy Drive, Crystal Lake, Illinois on June 1, 1991.

Charlotte Loucks  
CHARLOTTE LOUCKS  
Individually and as Executor of  
the Will of DONALD LOUCKS,  
Deceased

Joan M. O'Neill  
JOAN M. O'NEILL

Thomas G. Poulakidas  
THOMAS G. POULAKIDAS

Angelos G. Poulakidas  
ANGELOS G. POULAKIDAS

Alexander G. Poulakidas  
ALEXANDER G. POULAKIDAS

BEING ALL THE SHAREHOLDERS  
OF THE COMPANY

UNOFFICIAL COPY

99891278

Charlotte Loucks  
CHARLOTTE LOUCKS

Joan M. O'Neill  
JOAN M. O'NEILL

Thomas G. Poulakidas  
THOMAS G. POULAKIDAS

BEING ALL OF THE DIRECTORS  
OF THE COMPANY

Barbara Wallace  
BARBARA WALLACE,  
A Co-Trustee under the Will of  
DONALD LOUCKS, Deceased,  
without power to vote, until the  
Stock vests in the Trust

Property of Cook County Clerk's Office