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Cook County Recorder 59.00



ASSIGNMENT OF LEASE

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This Assignment made this 22nd day of June, 2001 by Heisei, Inc., an Illinois corporation d/b/a Kinokawa Restaurant, as Assignor, to Young Hwi Kim and Shin Woo Lee, collectively, as Assignee(s).

Whereas, by Lease dated November 8, 1995, and amended by "First Amendment to Lease" dated December 1, 1995 and "Second Amendment to Lease" dated November 30, 2000 (collectively the "Lease"), Landlord did lease to Tenant certain premises described in the Lease (the "Leased Premises") that are part of the shopping center commonly known as Huntington Plaza II Shopping Center, Hoffman Estates, Illinois ("Shopping Center").

Whereas, Tenant has entered into an agreement to sell the business assets of Kinokawa Restaurant to the Assignee.

Whereas, a condition of the sale is that Assignee be allowed to assume the existing lease.

Whereas, GNI of Hoffman Estates, L.L.C. ("GNI") has an agreement to acquire the Shopping Center from Berkshire Life Insurance Company ("Berkshire") and the purchase is to be completed on Friday, June 8, 2001, after which GNI shall succeed Berkshire as Landlord.

Whereas, such assignment requires the approval of the Landlord and Assignor has requested the same, the parties agree to the requested assignment subject to the following conditions:

1) Assignor's guaranty shall continue for a period of one year from the date of the assignment, at which time the guaranty shall be released so long as the Assignee is still in possession, operating as Kinokawa Restaurant, or any other lawful use not in conflict with the lease agreement or municipal restrictions, and is not in default of the terms of the Lease

2) The Assignee(s) shall personally guaranty the lease for the remaining duration of the Lease and any extensions thereof.

3) Landlord shall be granted a first lien on all furniture, fixtures, equipment, accessories and other assets. It is agreed that Exhibit "A" attached hereto shall be considered an accurate summary of these assets and that GNI shall have the right to file a UCC statement regarding the same. This lien shall be released one year from the date of this Assignment so long as the Assignee(s) is still in possession, operating as Kinokawa Restaurant, or any other lawful use not in conflict with the lease agreement or municipal restrictions, and is not in default of the terms of the lease.

BOX 333-CT1

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4) Any outstanding balances due from Assignor, including June, 2001 rent, shall be paid by Assignor.

5) So long as the Tenant is not in default of the terms of this Lease, Tenant shall be granted the right to extend the Lease for a period of Five (5) years ("Extension Term"). The Tenant may exercise the right to this Extension Term by providing Landlord with written notice of their election no later than June 1, 2005. If written notice is not provided by said date, Tenant shall no longer have the right to the Extension Term. The Fixed Minimum Rent during this Extension Term shall be as follows:

Year	Minimum Annual Rent	Minimum Monthly Rent	Rate/S.F.
1	\$32,686.80	\$3,223.90	\$15.45
2	\$38,686.80	\$3,223.90	\$15.45
3	\$39,813.60	\$3,317.80	\$15.90
4	\$39,813.60	\$3,317.80	\$15.90
5	\$40,940.40	\$3,411.70	\$16.35

6) In all other respects, the Lease is and shall remain in full force and effect.

IN WITNESS WHEREOF, Landlord, Assignor and Assignee(s) have executed this Assignment as of the date and year first written above

ASSIGNOR:

ASSIGNEE(S):

Heizei, Inc., an Illinois Corporation

BY:

[Signature]

ITS:

[Signature]
Young Hwi Kim

[Signature]
Shin Woo Lee

LANDLORD:

GNT of Hoffman Estates, L.L.C.

BY:

[Signature]

ITS:

[Signature]

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Phillip Solzan, a Notary Public, do hereby certify that MASAMI ABE personally known to me to be a president, of HEIZEI, INC., an Illinois corporation, and personally known to me to be the person whose name is subscribed in the foregoing instrument, appeared before me this day in person and severally acknowledged that as such president he signed and delivered the said instrument as such president of said corporation, 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 purposes therein set forth.

Given under my hand and notarial seal this 22nd day of JUNE, 2001.



Phillip Solzan
Notary Public

My commission expires:

STATE OF ILLINOIS)
) SS
COUNTY OF Winnebago)

I, Bonnie Germain, a Notary Public, do hereby certify that George Ralph personally known to me to be a Member, of GINI OF HOFFMAN ESTATES, LLC, an Illinois limited liability company, and personally known to me to be the person whose name is subscribed in the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member he signed and delivered the said instrument as such Member of said company, pursuant to authority, given by the Members of said company as his free and voluntary act, and as the free and voluntary act and deed of said company, for the purposes therein set forth.

Given under my hand and notarial seal this 3 day of July, 2001.

Bonnie Germain
Notary Public

My commission expires:



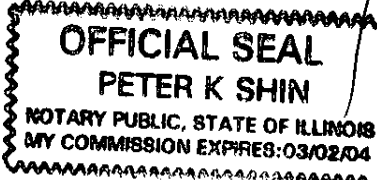
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, PETER K. SHIN, a Notary Public, do hereby certify that MR. YOUNG H. KIM personally known to me to be the person whose name is subscribed in the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument.

Given under my hand and notarial seal this 22ND day of JUNE, 2001.

Peter K Shin
Notary Public

My commission expires:



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COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: 312.603.1000 FAX: 312.603.1001
WWW.COOKCOUNTYCLERK.COM

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STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, PETER K. SHIN, a Notary Public, do hereby certify that MR. SHIN WOO LEE ~~founder~~ personally known to me to be the person whose name is subscribed in the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument.

Given under my hand and notarial seal this 2ND day of JUNE, 2001.

Peter K Shin
Notary Public

My commission expires:



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KINOKAWA RESTAURANT

EXHIBIT "A"

INVENTORY

			QTY	DESCRIPTION	PRICE EACH	TOTAL
1	SAFE BOX		26	CHAIR(WINE)		
1	FAX		12	CHAIR(WHITE)		
4	PHONE TELEPHONE		8	CHAIR(RED)		
1	VACUUM		6	CHAIR(WOOD)		
1	SIGN OPEN		22	HIGH CHAIR		
1	SIGN SUSHI		23	TABLE		
	DISHES		1	SUSHI CASE		
	GLASSES		1	REFG. UNDR. COUNTER (3DR)		
	TRAYS		1	FREEZER(UPRIGHT)		
	TEA CUPS		1	BEVERAGE COOLER(2DR)		
	PITCHERS		1	RICE COOKER(GAS)		
	TEA POTS		1	SAKE WARMER		
	SPOON/FORK/KNIFE		2	BROILER/GRILLER		
...	KITCHEN SUPPLY		1	TABLE GAS RANGE(TEMPURA)		
	KITCHENWARE		1	5 BURNER RANGE-10 W/OVEN		
			1	GRILL RANGE		
			1	GRILLER-OFFICE		
LEASE	ICE MAKER		2	REFG. LG & SM		
	DISHWASHER		2	FREEZER 10' & (UPRIGHT)		
	CREDIT CARD		1	WALK-IN REFR		
	PROCESSOR FOR		1	FREEZER-ICE CREAM		
	ALARM SYSTEM		1	COOKING ISLAND/STOVE RACK		
				W/REFG W/FOOD WARMER		
			1	STORAGE RACK		
...			2	STEEL PREP TABLE		
			1	SLICER		
			2	T.V		
			1	CD PLAYER		
			1	CASH REGISTER		
			1	COFFEE WARMER		
			1	COUNTER CABINET-SERVER SECTION		
			1	WOOD RACK		
			1	FRONT COUNTER		
			2	OFFICE TABLE		
			1	FILE CABINET 4DRAWER		

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STREET ADDRESS: HUNTINGTON PLAZA SHOPPING CENTER
CITY: HOFFMAN ESTATES COUNTY: COOK
TAX NUMBER: 02-30-100-016-0000

LEGAL DESCRIPTION:

PARCEL 1:

LOT 4 IN HUNTINGTON PLAZA, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JULY 24, 1987 AS DOCUMENT 87407887, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR HUNTINGTON PLAZA RECORDED MAY 5, 1987 AS DOCUMENT 87240234 AND AMENDED BY FIRST AMENDMENT RECORDED OCTOBER 19, 1987 AS DOCUMENT 87564603 AND SECOND AMENDMENT TO DECLARATION RECORDED JUNE 12, 2001 AS DOCUMENT 0010510520 (A) FOR INGRESS AND EGRESS TO ACCOMMODATE VEHICULAR AND PEDESTRIAN TRAFFIC OVER, UPON AND ACROSS SUCH DRIVEWAYS, WALKWAYS, SIDEWALKS, PATHS, LANES AND PARKING AREAS CONSTRUCTED FROM TIME TO TIME ON THE BUILDING SITES (INCLUDING LOT 3 IN HUNTINGTON PLAZA SUBDIVISION), AND (B) TO USE THE PARKING AREAS LOCATED ON THE BUILDING SITES (INCLUDING LOT 3 IN HUNTINGTON PLAZA SUBDIVISION) FOR THE PASSAGE (BUT NOT THE PARKING) OF PASSENGER MOTOR VEHICLES AND BY PEDESTRIANS.

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After Recording mail to:
ERICKSON & Associates Inc.
3208 S. Alpine Road
Rockford, IL 61109
ATTN: George T. RALPH

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