

# UNOFFICIAL COPY



Doc#: 0409004185  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/30/2004 11:54 AM Pg: 1 of 4

(The Above Space For Recorder's Use Only)

## LEASE TERMINATION AGREEMENT

8174373004

**THIS LEASE TERMINATION AGREEMENT ("Agreement")** is made as of the 25<sup>th</sup> day of March, 2004 by and between **FIFTH THIRD BANK F/K/A PINNACLE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 26, 1998 AND KNOWN AS TRUST NUMBER 11817 ("Successor Trust")** and **JAMES STAVROS**, as the sole beneficiary of the Successor Trust (collectively, "**Landlord**"), and **FOUR STAR FOODS, INC.**, an Illinois corporation ("**Tenant**").

### RECITALS

A. Southwest Financial Bank and Trust, as Trustee under Trust Agreement dated September 1, 1993 and known as Trust No. 1-0842 (the "Original Trust"), James Stavros and Elizabeth Stavros, as the sole beneficiaries of the Original Trust, collectively, as Landlord, and Tenant entered into a certain Industrial Building Lease dated as of August 19, 1998 ("Lease"), pursuant to which Tenant leased the property commonly known as 1230 West Fulton Market Street, Chicago, Illinois 60607 and more particularly described on the attached Exhibit A (the "Premises"), as evidenced by Memorandum of Lease dated as of August 19, 1997 and recorded in the office of the Cook County Recorder ("Recorder's Office") on August 21, 1998, as Document No. 98744806.

B. The Successor Trust is the current owner of the Premises and has succeeded to the interest of the landlord under the Lease, Elizabeth Stavros is deceased, and James Stavros is the sole beneficiary of the Successor Trust.

C. The Lease granted Tenant the option to purchase the Premises, which option Tenant has exercised, as evidenced by Memorandum of Option to Purchase dated August 28, 2003 and recorded in the Recorder's Office on August 28, 2003, as Document No. 0324027184.

D. Landlord and Tenant now desire to terminate the Lease contemporaneous with the sale of the Premises from Landlord to Tenant.

Box 400-CTCC



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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK *DuPage*

Personally came before me this 25<sup>th</sup> day of March, 2004, the above named James Stavros, to me known to be the person who executed the foregoing said instrument and acknowledged the same.

Witness my hand and official seal this 25<sup>th</sup> day of March, 2004.

*Julie A. Ebbert*  
\_\_\_\_\_  
Notary Public

My Commission Expires:



STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK *DuPage*

Personally came before me this 25<sup>th</sup> day of March, 2004, the above named Douglas Van Vlymen, to me known to be the President of Four Star Foods, Inc., an Illinois corporation, the corporation which executed the foregoing instrument, signed the same and acknowledge to me that he did so sign said instrument in the name of the and upon the behalf of said corporation as such officer that the same is his free act and deed as such officer, and the free and corporate act and deed of said corporation; and that he was duly authorized thereto by its board of directors.

Witness my hand and official seal this 25<sup>th</sup> day of March, 2004.

*Julie A. Ebbert*  
\_\_\_\_\_  
Notary Public

My Commission Expires:



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## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

LOTS 22, 23, 24, 25, 26, 27, 28 IN BLOCK 3 IN MAGIE AND HIGH'S ADDITION TO CHICAGO IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 29 NORTH, RANGE 14, EACH OF THE THIRD PRINCIPAL MERIDIAN.

PIN #s: 17-08-314-015  
17-08-314-016  
17-08-314-017  
17-08-314-028

Address of Property: 1230 WEST FULTON MARKET STREET,  
CHICAGO, ILLINOIS 60607

This instrument prepared by  
and after recording return to:

Attorney Ann E. Baxter  
Foley & Lardner LLP  
150 East Gilman Street  
Madison, WI 53703  
(608) 258-4772