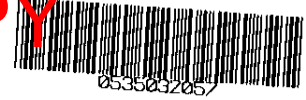


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0535032057

When recorded return to:

Doc#: 0535032057 Fee: \$38.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/16/2005 01:30 PM Pg: 1 of 8

Fidelity National Title - NTS DIV  
Attn.: Kelli J. Vos  
40 N. Central Avenue  
Suite 2850  
Phoenix, AZ 85004

RE: Natron/IL.

Affidavit

Property of Cook County Clerk's Office

Property Address: 28-18-300-016-0000  
+ Index No: 15765 Harlem Ave  
Oakland Park, IL 60462

2

5285980



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FOR RECORDER'S USE ONLY

After recording, this document shall be returned to and was prepared by:

Michael G. Donohue  
Sonnenschein Nath & Rosenthal LLP  
4520 Main Street, Suite 1100  
Kansas City, Missouri 64111  
Telephone: (816) 460-2403

**AFFIDAVIT**

The undersigned, NATVAR M. SOLANKI, being duly sworn, deposes and states as follows:

1. That (s)he is a CEO of NATRON CORPORATION, a Delaware corporation ("NATRON"), having its principal place of business at 29375 West 10 Mile Road, Farmington Hills, Minnesota, 48336, and is an officer of Natron duly authorized to make this Affidavit.
2. That (s)he has personal knowledge of the facts set forth in this Affidavit.
3. That Natron is the Assignee tenant under that certain Sublease, executed by: Venture Stores, Inc., a Delaware corporation, as Lessor to Taco Bell Corporation, as Lessee, dated November 12, 1992, a memorandum of which sublease was recorded March 31, 1993, as document no. 93237889 (the "Sublease").
4. That Natron hereby certifies that a true and correct copy of the assignment of the Sublease is attached hereto as Exhibit A.
5. That the Sublease encumbers certain real property located in Cook County and more particularly described on Exhibit B.
6. That Natron desires to record the Sublease of record, in the county records of Cook County.
7. That this Affidavit is made to induce the Recorder of Deeds of Cook County to accept for recording the Sublease.

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NATRON CORPORATION, a Delaware corporation

By: *Natvar M. Solanki*  
 Name: NATVAR M. SOLANKI  
 Its: CEO

Witnesses:

*Patricia Yackel*  
 Printed Name: PATRICIA YACKEL

*Charles F. LaPointe*  
 Printed Name: CHARLES F. LAPOINTE

CLERK'S OFFICE of Cook County Clerk's Office

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## ACKNOWLEDGEMENT

State of MICHIGAN )  
 ) ss.  
County of OAKLAND )

On ~~November~~ <sup>December</sup> 7, 2005, before me, the undersigned, personally appeared NATVAR SOLANKI personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual(s) made such appearance before the undersigned in the State of MICHIGAN, County of OAKLAND, and City of FARMINGTON HILLS.

Victorine L. Martin  
(signature and office of individual taking acknowledgment)  
Acting in Oakland County

**VICTORINE L. MARTIN**  
**NOTARY PUBLIC WAYNE CO., MI**  
**MY COMMISSION EXPIRES APR 18, 2008**

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EXHIBIT A

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[REDACTED]

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Store No. 5612

92  
3/2  
24/2**ASSIGNMENT OF LEASE**

THIS AGREEMENT is made this 17<sup>th</sup> day of December, 1995, by and between Taco Bell Corp., a California corporation (the "Assignor"), and Natron Corporation, a Delaware corporation (the "Assignee").

**RECITALS**

1. By Lease dated November 12, 1992 (the "Lease") a copy of which Lease, together with all addenda and amendments, if any, is attached hereto as Exhibit "A", Venture Stores, Inc., a Delaware corporation, as lessor, leased to Assignor, as lessee, certain real property located in the State of Illinois, County of Cook, City of Orland Park, the street address of which is 15765 South Harlem Avenue (the "Premises").

2. The Lease has not been changed or otherwise modified.

3. Assignor desires to assign and Assignee desires to acquire Assignor's interest in and to said Lease together with Assignor's right, title and interest in and to the Premises.

4. Pursuant to Article 14, the Lease provides, among other things, that the Lease may be assigned to a franchisee of Assignor without the consent of lessor. Accordingly, this Lease is assigned to Assignee pursuant to Article 14, Section (b) and (c) for the continuous use and operation of the premises as a Taco Bell restaurant.

NOW, THEREFORE, in consideration of mutual promises each party hereto acknowledged and of other good and valuable consideration, the parties hereto hereby covenant and agree as follows:

1. Assignor assigns to Assignee, as of December 16, 1995, all Assignor's right, title and interest in and to the Lease.

2. Assignor covenants that it is not in default under the Lease.

3. Assignee hereby agrees to assume all of the terms and conditions of the Lease as of December 16, 1995, and will perform and observe all the covenants and conditions therein contained on Assignor's part to be performed and observed, which shall accrue from and after said last mentioned date.

# UNOFFICIAL COPY

Store No. 5612

4. This Agreement may not be changed, modified, discharged or terminated orally or in any other manner than by an agreement in writing signed by the parties hereto or their respective successors and assigns.

5. This document may be executed in separate counter-parts by the parties hereto, and facsimile transmissions following execution shall be effective.

IN WITNESS WHEREOF, the parties hereto have duly executed or caused these presents to be executed the day and date written below.

ASSIGNEE:

ASSIGNOR:

NATRON CORPORATION,  
a Delaware corporation

TACO BELL CORP,  
a California corporation

By: *Richard S. Sforza*  
Its: President  
Date: Dec 15, 1995  
Attest: \_\_\_\_\_

By: *Gregory J. Ryan*  
Its: ASSISTANT SECRETARY  
Date: 12-14-95  
Attest: *William A. ...*

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

ALL SIGNATURES MUST BE NOTARIZED

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## EXHIBIT B

### Legal Description

THE SOUTH 150.00 FEET OF THE NORTH 541.00 FEET OF LOT 106 IN CATALINA'S COMMERCIAL SUBDIVISION OF LOTS 3 AND 6 IN SILVER LAKES GARDEN UNIT NUMBER 7, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1976 AS DOCUMENT 23423778, IN COOK COUNTY, ILLINOIS.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE THE LAST LINE OF HARLEM AVENUE INTERSECTS THE NORTH LINE OF 158TH STREET AS DEDICATED PER DOCUMENT 26117900; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS, EAST ALONG THE EAST LINE OF HARLEM AVENUE SAID LINE BEING THE WEST LINE OF LOT 106 IN SAID CATALINA'S COMMERCIAL SUBDIVISION 150.00 FEET TO A POINT; THENCE NORTH 89 DEGREES, 47 MINUTES, 30 SECONDS, EAST 193.50 FEET TO THE EAST LINE OF LOT 106 AND BEING THE WEST LINE OF 71ST COURT AS DEDICATED PER DOCUMENT NUMBER 23423778; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS, WEST ALONG SAID WEST LINE OF 71ST COURT AND THE EAST LINE OF LOT 106 89.73 FEET TO A POINT; THENCE ALONG A TANGENT CURVE TO THE SOUTHEAST HAVING A RADIUS OF 263.57 FEET, AN ARC DISTANCE OF 60.79 FEET (CHORD BEARS SOUTH 05 DEGREES, 36 MINUTES, 32 SECONDS EAST 60.65 FEET) TO THE NORTH LINE OF 158TH STREET THENCE SOUTH 89 DEGREES, 47 MINUTES, 30 SECONDS WEST ALONG SAID NORTH LINE 200.48 FEET TO THE POINT OF COMMENCEMENT CONTAINING 0.6635 ACRES, IN COOK COUNTY, ILLINOIS.