

# UNOFFICIAL COPY



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When recorded return to:

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

Doc#: 0535032059 Fee: \$38.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/16/2005 01:31 PM Pg: 1 of 8

RE: Natron/IL.

Affidavit

Property of Cook County Clerk's Office

Property Address: 17601 S. HALSTED  
Homewood, IL 60430  
INDEX No: 29-33-100-045-0000

6445888  
④

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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 Lease, executed by: American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated February 1, 1987 and known as Trust Number 101344-01, successor in interest to First National Realty & Development Company, Inc., as Lessor, and Taco Bell Corp., a California corporation, as Lessee, a memorandum of which lease was recorded March 22, 1989, as document 89127100 (the "Lease").
4. That Natron hereby certifies that a true and correct copy of the assignment of the Lease is attached hereto as Exhibit A.
5. That the Lease encumbers certain real property located in Cook County and more particularly described on Exhibit B.
6. That Natron desires to record the Lease 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 Lease.

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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

of Cook County Clerk's Office

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## ACKNOWLEDGEMENT

State of MICHIGAN )  
 ) ss.  
County of OAKLAND )

On ~~November~~ DECEMBER 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 me 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 COM. (SIGN) EXPIRES Apr 12, 2008**

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EXHIBIT A

Property of Cook County Clerk's Office

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D.D.D.D.

Store No. 3977

**ASSIGNMENT OF LEASE**

THIS AGREEMENT is made this \_\_\_\_ 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 March 10, 1987 (the "Lease") a copy of which Lease, together with all addenda and amendments, if any, is attached hereto as Exhibit "A", SKW Real Estate Limited Partnership, a Delaware limited partnership, as lessor, leased to Assignor, as lessee, certain real property located in the State of Illinois, County of Cook, City of Homewood, the street address of which is 17601 Halsted (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 Section 18, 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 Section 18 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.

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Store No. 3977

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:**

NATRON CORPORATION,  
a Delaware corporation

By: *Melvin Solara*  
Its: President  
Date: Dec 15 1995  
Attest: \_\_\_\_\_

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

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

**ASSIGNOR:**

TACO BELL CORP,  
a California corporation

By: *Raymond J. Lopez*  
Its: Assistant Secretary  
Date: 12-14-95  
Attest: *[Signature]*

ALL SIGNATURES MUST BE NOTARIZED

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## EXHIBIT B

### Legal Description

LOT 2 IN PARK PLAZA RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED RECORDED MAY 19, 1995 AS DOCUMENT 95329596, BEING A RESUBDIVISION OF PARK PLACE PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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