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Cook County Recorder of Deeds
Date: 06/13/2007 03:09 PM Pg: 1 of 6

Cook County, Illinois

MEMORANDUM OF LEASE

BETWEEN

HEARTLAND ILLINOIS FOOD CORP.,
Lessee,

AND

BURGER KING CORPORATION,
Lessor,

Relating to Premises in:

Cook County, Illinois

DATED: as of May 30, 2007

This instrument was prepared by
and after recording should be
returned to:

Virginia M. McGuffey, Esq.
King & Spalding LLP
1180 Peachtree Street
Atlanta, Georgia 30309

Store Number: 305 YF

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MEMORANDUM OF LEASE

Store No. 305

~~January~~ ^{May} THIS MEMORANDUM OF LEASE (the "Memorandum") is dated this 30 day of ~~January~~, 2007, and is by and between **BURGER KING CORPORATION**, a Florida corporation, whose mailing address is P.O. Box 020783, Attn.: Assistant General Counsel Real Estate, Miami, Florida, 33102-0783 ("Lessor"), its successors and/or assigns and **HEARTLAND ILLINOIS FOOD CORP.**, a Delaware corporation, whose mailing address is 1400 Opus Place, Suite 900, Downers Grove, Illinois 60515.

Pursuant to that certain unrecorded lease described on EXHIBIT "B" annexed hereto and made a part hereof (the "Lease"), which Lease is expressly incorporated herein and by this reference made a part hereof, between Lessor, as landlord, and Lessee, as tenant, Lessor has leased to Lessee, and Lessee has leased from Lessor, the property described on EXHIBIT "A", annexed hereto and made a part hereof.

The purpose of this Memorandum is for giving of record notice of the Lease.

The Lease is now in effect and shall continue for the term described on EXHIBIT "B", as such term may now or hereafter be extended, unless sooner terminated in accordance with the provisions thereof, with respect to termination by default or for other causes; that the Lease itself contains the contract of leasing and otherwise between the parties, including the amount of rent, times when said rent shall be paid, and other provisions and covenants as regulate and govern the relationship between the parties; and all persons are hereby put on notice of the existence of the Lease and are referred to the Lease itself for its terms and conditions.

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IN WITNESS WHEREOF, this Memorandum of Lease has been duly executed effective as of the day and year first above written.

LESSOR:

BURGER KING CORPORATION

By: Amy R. Knights
Name: Amy Knights
Its: Vice President, Real Estate

Property of Cook County Clerk's Office

ACKNOWLEDGMENT

STATE OF FLORIDA

SS

COUNTY OF MIAMI-DADE

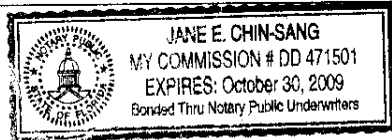
On May 30, 2007, before me, the undersigned, a Notary Public in and for said State personally appeared Amy Knights known to me to be the Vice President, Real Estate of Burger King Corporation, a Florida corporation, and acknowledged to me that such individual executed the within instrument on behalf of said Corporation.

WITNESS my hand and official seal.

Jane E. Chin-Sang
Notary Public in and for
said County and State

My commission expires:

[SEAL]



[SIGNATURE PAGE TO MEMORANDUM OF LEASE- RESTAURANT NO. 305]

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EXHIBIT "A"

LEGAL DESCRIPTION

Burger King[®] Restaurant #0305
10171 W. Grand Avenue
Franklin Park, Illinois 60131

Lots 6, 7, 8, 9, 10 and 11 in Block 13 in the 4th Addition to Franklin Park, a subdivision of that part of the East half of the North West quarter lying North of the center line of Grand Avenue in Section 28, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO any and all reservations, restrictions, easements, rights of way, limitations and conditions of record.

PIN # 12-28-128-029-0000

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EXHIBIT B

Lease

That certain Lease or Sublease Agreement, dated as of September 1, 1994, between Burger King Corporation and Heartland Illinois Food Corp., as Lessee, a direct or indirect assignee of National Restaurant Enterprises, Inc.

Term

The term of such Lease shall commence on September 2, 1994 and shall expire on September 1, 2014.