Cook County, Illinois

RELEASE OF

COLLATERAL ASSIGNMENT OF

RIGHTS IN LEASE

Relating to Pre nices in: Cook County, Illinois
Lease Recorde 1 at Doc#: 0716434114
Collateral Assignment of Rights in Lease Recorded at Doc#: 0720805109

DATED: As of August ?, 2012

Second Lien

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: 1272

315512-1

1223057165 Page: 2 of 5

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RELEASE OF COLLATERAL ASSIGNMENT OF RIGHTS IN LEASE

Assignment") recorded on July 27, 2007 as Document Number 0720805109 in the office of the Cook County, Illinois Recorder with respect to the Lease of the property described on Exhibit A, attached hereto, was executed by HEARTLAND ILLINOIS FOOD CORP., a Delaware corporation ("Assignor"), in favor of ING CAPITAL LLC, having an address of ING Capital LLC, 1325 Avenue of the Americas, New York, New York 10019, acting in its capacity as Administrative Agent pursuant to the Credit Agreement described in the Collateral Assignment (in such agency capacity, together with its successors, the "Agent") for the Lenders (as defined in the Credit Agreement) to secure the Secured Obligations as defined in the Collateral Assignment. Capitalized terms used herein shall have the meanings given to such terms in the Collateral Assignment.

NOW, THEREFORF, for and in consideration of the PAYMENT IN FULL of the Secured Obligations secured by the Collateral Assignment, the Agent has RELEASED and DISCHARGED, and by these presents hereby RELEASES and DISCHARGES, its rights in the Lease and the other rights granted under the Collateral Assignment with respect to the Lease.

[signature page follows]

1223057165 Page: 3 of 5

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IN WITNESS WHEREOF, this Release of Collateral Assignment of Rights in Lease has been duly executed effective as of the day and year first above written.

Administrative Agent:

ING CAPITAL LLC.

a Delaware limited liability company

Name: Marilyn Densel Fulton

Title: Managing Director

ACKNOWLEDGMENT

STATE OF NEW YORK

SS

COUNTY OF NEW YORK)

On August 1, 2012, before me, the undersigned, a Notary Public in and for said State personally appeared Marilyn Densel Fulton known to me to be the Managing Director of ING Capital LLC, a Delaware limited liability company, and acknowledged to me that such individual executed the within instrument on behalf of said limited liability company.

WITNESS my hand and official seal.

TAMMY MILATOS

NOTARY PUBLIC-STATE OF NEW YORK

No. 01Mi6139869

Qualified in Putnam County

Certificate Filed in New York County
My Commission Expires January 17, 2014

Jamus Melado 4

Notary Public in and for said County and State

[SEAL]

[SIGNATURE PAGE TO RELEASE - RESTAURANT NO. 1272 - SECOND LIEN]

1223057165 Page: 4 of 5

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EXHIBIT A

Legal Description

Burger King Restaurant #1272

Property of Cook County Clerk's Office

1223057165 Page: 5 of 5

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EXHIBIT "A"

LEGAL DESCRIPTION

BURGER KING RESTAURANT #1272 3220 West Columbus Avenue Chicago, Illinois 60652.

Lots 2, 3, 4, 5 and the Nor't westerly 42 feet of Lot 6, the North 1 foot of Lot 30 and the South 13 feet of Lot 30 and all of Lots 31 and 32 and that part of the vacated alley adjacent to Lots. 32, and 2, 3, 4, 5 and 6 in Block I of Miller's 79th Street and Kedzie Avenue Manor being a subdivision of the Southeast 1/4 of the South 1/4 of Section 26, Township 38 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois, and Lots 7, 8, 9, 10, 11, 12 and 13, except the North Four (4) inches the cof and that part of the vacated alley adjacent to Lots 7, 8, 9, 11 in Block 1 of Miller's 79th Sugar and Kedzie Avenue Manor being a subdivision of the Southeast Quarter of the Southeast Quarter of Section 26, Township 38, Range North 13 East of the Third Principal Meridian in Cook County, Minois.

SUBJECT TO any and all reservations, restrictions, easewests, rights of way, limitations and conditions of record. Clort's Office

BKJ 1272 - Bowman/Glass FRAN91,MST 12/20/91 Refran2/92-CP/AAII-9/93