



Doc#: 1235456011 Fee: \$44.00
Karen A. Yarbrough RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/19/2012 01:41 PM Pg: 1 of 4

Recording requested by)
)
And when recorded return to:)
Prepared By:)
SUSAN T. DONIAN)
REGISTERED AGENT)
NONEBETTER PROPERTY)
MANAGEMENT CO., INC.)
773 Marion Avenue)
Highland Park, Illinois)
60035)

ASSIGNMENT OF LEASE

This Assignment of Lease is entered into by and between Armand S. Donian Trust f/b/o Danny A. Donian, a trust with an address of c/o Susan T. Donian, Trustee, 773 Marion Avenue, Highland Park, Illinois, 60035, ("Assignor"), and Nonebetter Property Management Co., Inc., an Illinois Corporation with an address of 773 Marion Avenue, Highland Park, Illinois, 60035 ("Assignee").

Background

By a certain Lease dated February 7, 1991, by and between Armand S. Donian and Verna D. Bezazian, as Trustees under Trust Agreement dated July 29, 1976, and Armand S. Donian and Verna D. Bezazian as Trustees, under Trust Agreement dated July 30, 1976, also known as the Armand S. Donian Trust f/b/o Danny A. Donian, a/k/a Caleb S. Donian, as Landlord ("Landlord"), and McDonald's Corporation, a Delaware Corporation, as Tenant ("Tenant"), henceforth described as "the Lease",

Landlord leased to Tenant the premises described as follows:

4830 West Dempster Street,

Skokie, Illinois,

60077;

Property Index Number: 10-16-433-038-0000

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with the following legal description:

That part of the South 170 – 1/10 ft. of Lot 12 in the County Clerk's Division of Sec. 16 T. 41 N., R. 13 E. of the 3rd P. M. described as follows: Commencing on the South line of said Section 16, 267 ft. W. of the S. E. corner thereof, being the center of Niles Center Road; thence Northeasterly along the center of said road 190.45 ft. to the North line of the South 170 - 1/10 ft. of said Lot 12; thence West parallel to the South line of said Section 192.45 ft.; thence South parallel to the East line of said Section 170 – 1/10 ft.; thence East along the South line of said Section 106.99 ft. to the place of beginning (except part of said parcel taken for Dempster St., and Niles Center Road);

henceforth described as the "Premises"; and

The Lease or a memorandum thereof was recorded; and Landlord as Assignor desires to assign to Assignee, and Assignee desires to assume, all of Assignor's rights and obligations as Landlord under the Lease.

Therefore, in consideration of the mutual covenants contained herein and other valuable and legal consideration received, and with the intent to be legally bound, the parties agree as follows:

1. Landlord as Assignor hereby assigns the Lease and all of its rights, title and interest thereunder to Assignee, including but not limited to the right to receive rent payments due and payable under the Lease. Assignee hereby accepts such assignment.

2. Assignee hereby assumes and agrees to be bound by all of Assignor's obligations under the Lease. Assignee shall perform all the terms, covenants and conditions of the Lease after the date hereof.

3. Except as specifically modified herein, the Lease will continue in full force and effect.

4. This Assignment shall be binding upon and shall inure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns.

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IN WITNESS WHEREOF, this Assignment of Lease is executed under seal on the 23 day of November, 2012.

Executed in the presence of:

ASSIGNOR



SUSAN T. DONIAN, TRUSTEE
ARMAND S. DONIAN TRUST F/B/O DANNY A. DONIAN A/K/A CALEB S. DONIAN

STATE OF ILLINOIS
COUNTY OF LAKE

In Highland Park, on the 23rd day of November, 2012, before me, a Notary Public in and for the above state and county, personally appeared SUSAN T. DONIAN, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.


NOTARY PUBLIC

My Commission Expires: Aug 31, 2013

(SEAL)



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ASSIGNEE



CALEB S. DONIAN, PRESIDENT
NONE BETTER PROPERTY MANAGEMENT CO., INC.

STATE OF ILLINOIS
COUNTY OF LAKE

In Highland Park, on the 23rd day of November, 2012,
before me, a Notary Public in and for the above state and county, personally
appeared CALEB S. DONIAN known to me or proved to be the person named in
and who executed the foregoing instrument, and being first duly sworn, such
person acknowledged that he or she executed said instrument for the purposes
therein contained as his or her free and voluntary act and deed.



NOTARY PUBLIC

My Commission Expires: Aug 31, 2013

(SEAL)

