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Cook County Recorder of Deeds
Date: 01/02/2013 03:38 PM Pg: 1 of 6

(Space above reserved for Recorder's use only)

PALATINE, ILLINOIS
275 West Northwest Highway
L/C: 012-1243
File #10569

Prepared by: James F. Russ, Jr.
After recording, return to: Anna Maria Bernardi
McDONALD'S CORPORATION
One McDonald's Plaza
Oak Brook, Illinois 60523

TERMINATION OF LEASE AGREEMENT

This Termination of Lease Agreement ("Agreement") is dated ~~December 20~~ ²⁰, 2012 between, **ONOFRIO GUTTILLA**, c/o North Smith Development, LLC, an Illinois corporation, as successor in interest to First State Bank and Trust Company of Park Ridge Trust #2016 and Onofrio Guttilla, beneficiary ("Landlord") whose address is 885 Basswood Street, Hoffman Estates, Illinois 60169 and **McDONALD'S CORPORATION**, a Delaware corporation ("Tenant") whose address is One McDonald's Plaza, Oak Brook, Illinois 60523.

Landlord and Tenant voluntarily and mutually terminate, cancel and rescind the Ground Lease dated June 11, 1991, as evidenced by a Memorandum of Lease dated August 22, 1991 recorded on April 30, 1992 as Document 92296703, as amended by Agreement to Amend Lease dated January 31, 1992, as amended by Second Agreement to Amend Lease dated March 20, 1992, together with Covenant Not to Compete recorded April 30, 1992 as Document 92296702, as further amended by Agreement to Extend Lease dated June 17, 1992, by Third Agreement Amending Lease dated September 22, 1992 recorded on December 11, 1992 as Document 92937323, as supplemented by Supplement to Lease dated December 31, 1992 recorded December 14, 1993 as Document 03023053, as further amended by Agreement to

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Amend Lease dated August 3, 1993 recorded on December 14, 1993 as Document 03023052, by Agreement Amending Lease and Amendment to Memorandum of Lease dated November 1, 1996 recorded December 4, 1996 as Document 96918170 of the Cook County, Illinois Records (collectively, the "Lease") for the property described on Exhibit A attached.

Landlord and Tenant each release the other from all claims, demands, debts, causes of action, of whatever kind and nature, which have or could in the future arise due to the performance of their respective obligations under the Lease to the date of recording this Agreement.

The parties execute this Agreement for the purpose of voiding the Lease and for no other purpose, except that specifically described.

This Agreement is contingent upon Tenant or its nominee acquiring title to the above described real estate pursuant to Real Estate Contract dated March 30, 2012 between Landlord and Tenant.

To indicate their consent to this Agreement, the parties, or their authorized representatives or officers have signed this document.

LANDLORD:

ONOFRIO GUTTILLA

Date: _____

WITNESS

Print name: _____

TENANT:

McDONALD'S CORPORATION,
a Delaware corporation

By: [Signature]
Its: Senior Counsel

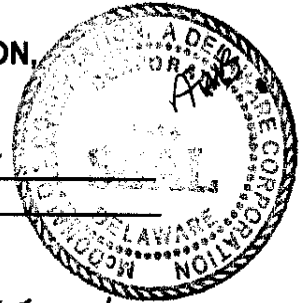
ATTEST

By: [Signature]
Its: Senior Counsel

Date: 12/19/2012

WITNESS

Judith Lemm
Print name: Judith Lemm



(Acknowledgments and Exhibit A are attached)

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ACKNOWLEDGMENT - McDONALD'S

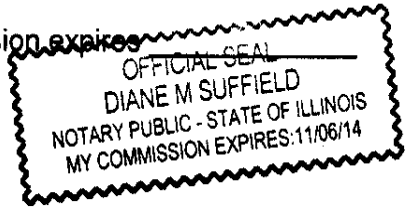
STATE OF ILLINOIS)
COUNTY OF Waukegan) SS:

I, Diane M. Suffield, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Stephan Holmes as Senior Counsel and Martha A. London as Senior Counsel of **McDonald's Corporation**, a Delaware corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such authorized parties appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such authorized parties and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 29 day of Dec., 2012.

Diane M. Suffield
Notary Public

My commission expires _____



ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS:

I, _____, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that ONOFRIO GUTTILLA who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, 20____.

Notary Public

My commission expires _____.

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Amend Lease dated August 3, 1993 recorded on December 14, 1993 as Document 03023052, by Agreement Amending Lease and Amendment to Memorandum of Lease dated November 1, 1996 recorded December 4, 1996 as Document 96918170 of the Cook County, Illinois Records (collectively, the "Lease") for the property described on Exhibit A attached.

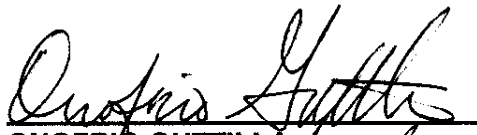

Landlord and Tenant each release the other from all claims, demands, debts, causes of action, of whatever kind and nature, which have or could in the future arise due to the performance of their respective obligations under the Lease to the date of recording this Agreement

The parties execute this Agreement for the purpose of voiding the Lease and for no other purpose, except that specifically described.

This Agreement is contingent upon Tenant or its nominee acquiring title to the above described real estate pursuant to Real Estate Contract dated March 30, 2012 between Landlord and Tenant.

To indicate their consent to this Agreement, the parties, or their authorized representatives or officers have signed this document.

LANDLORD:


ONOFRIO GUTTILLA
by 
as attorney in fact.

Date: 12-20-12

WITNESS

Print name: 

TENANT:

McDONALD'S CORPORATION,
a Delaware corporation

By: _____
Its: _____

ATTEST

By: _____
Its: _____

Date: _____

WITNESS

Print name: _____

(Acknowledgments and Exhibit A are attached)

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ACKNOWLEDGMENT - McDONALD'S

STATE OF ILLINOIS)
) SS:
COUNTY OF _____)

I, _____, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that _____ as _____ and _____ as _____ of **McDonald's Corporation, a Delaware corporation**, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such authorized parties appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such authorized parties and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this ____ day of _____, 20__.

Notary Public My commission expires _____

ACKNOWLEDGMENT

STATE OF IL)
) SS:
COUNTY OF Cook)

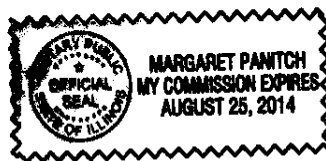
*BY CONNIE GUTILLA HIS ATTORNEY IN FACT,

I, MARGARET PANITCH, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that ONOFRIO GUTTILL who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20 day of December, 2012.

Margaret Panitch

Notary Public My commission expires 8/25/14.



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EXHIBIT A

Lot 1 in North-Smith Subdivision being a subdivision of part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded August 1, 1991 as Document No. 91388830, in Cook County, Illinois.

Together with those ingress, egress and utility easements over the following property:

Lots 2, 3 and 4 and Outlot A in North-Smith Subdivision being a subdivision of part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded August 1, 1991 as Document No. 91388830, in Cook County, Illinois.