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Doc#: 1511219101 Fee: \$48.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/22/2015 12:16 PM Pg: 1 of 6

When recorded return to:

Fidelity National Title - NCS DIV
Attn.: Kelli Vos
One East Washington Street Suite 450
Phoenix, AZ. 85004
602-343-7572

Escrow No. Z1518908

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF
THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

TERMINATION OF LEASE

Accommodation
FIDELITY NATIONAL TITLE 999012176
1 of 1

CCRD REVIEWER RA

UNOFFICIAL COPY**THIS INSTRUMENT PREPARED BY:**

Erin Staley Jones
 Pizza Hut of America, LLC
 7100 Corporate Drive
 Plano, Texas 75024

RECORDING REQUESTED BY:

Pizza Hut of America, LLC

WHEN RECORDED MAIL TO:

Pizza Hut of America, LLC
 c/o Yum! Brands, Inc.
 1441 Gardiner Lane
 Louisville, Kentucky 40213
 Attn: Law Department

JGJ #027677/Pizza Hut #317246 - 8849 S. Stony Island Avenue, Chicago, Illinois

(Space above this line for Recorder's Use)

TERMINATION OF LEASE

THIS TERMINATION OF LEASE ("Termination") is entered into effective as of April 13, 2015 (the "Effective Date") by and among Pizza Hut of America, LLC, a Delaware limited liability company successor by conversion to Pizza Hut of America, Inc., having an address of 7100 Corporate Drive, Plano, Texas 75024 ("Landlord") and JGJ Management, LLC, Illinois limited liability company, having an address of 1726 E. 87th Street, Chicago, Illinois 60617 ("Tenant").

RECITALS:

- A. Landlord and Tenant are parties to that certain Lease dated August 29, 2011, (the "Lease") for the property commonly known as 8849 S. Stony Island Avenue, Chicago, Illinois and further described in **Exhibit A** attached hereto (the "Property").
- B. Landlord and Tenant desire to terminate the Lease effective as of 11:59 p.m. on April 13, 2015 (the "Termination Date").

NOW THEREFORE, in consideration of the above recitals, which recitals are expressly incorporated herein, and for other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

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1. The Lease is terminated effective as of the Effective Date and from and after the Termination Date, the Landlord and Tenant shall have no further rights or obligations pursuant to the Lease.
2. Landlord and Tenant hereby mutually release each other from all claims, actions and damages arising out of and in connection with the Lease.

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Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Landlord and Tenant have authorized this Termination of Lease to be executed as of the Effective Date.

WITNESSES:

PIZZA HUT OF AMERICA, LLC,
a Delaware limited liability company

Lisa Chionio
Name: LISA Chionio

By: *[Signature]*
Name: John J. Murphy
Title: President

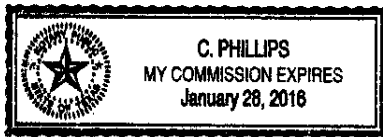
Julie Stultz
Name: Julie Stultz

STATE OF TEXAS

COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John J. Murphy, whose name as President of Pizza Hut of America, LLC, a Delaware limited liability company, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, John Murphy, as such officer, and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 9th day of April, 2015.



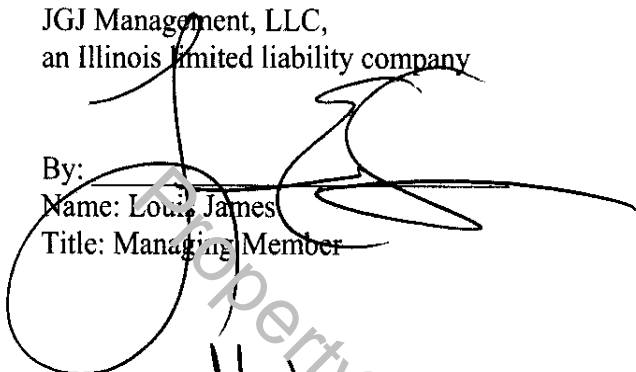
[Signature]
NOTARY PUBLIC

My commission expires: 1/28/16

Signatures Continue on the Following Page

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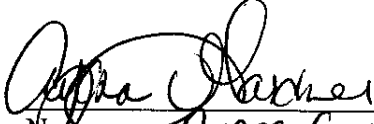
JGJ Management, LLC,
an Illinois limited liability company

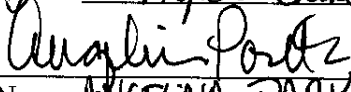
By: 
Name: Louis James
Title: Managing Member

STATE OF Michigan

COUNTY OF Wayne

WITNESSES:


Name: Ayana Gardner

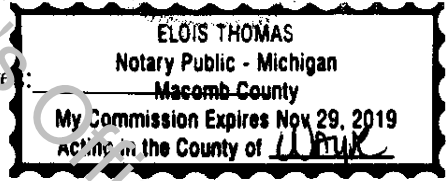

Name: ANGELINA PARKER

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Louis James, whose name as Managing Member of JGJ Management, LLC, an Illinois limited liability company is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, Louis James as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 25 day of April, 2015.


NOTARY PUBLIC

My commission expires:



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EXHIBIT A
LEGAL DESCRIPTION

LOTS 10, 11, 12, 13, 14, 15 AND 16 IN BLOCK 4 IN FLORIAN W. WEBER'S STONY ISLAND BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF LOTS 7 AND 8 IN WILLIAM M. ZEARING AND OTHERS PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

Store Address: 8849 S. Stony Island Avenue, Chicago, Illinois
Store Number: JGJ #027677/Pizza Hut #317246
PIN: 25-01-110-050