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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/02/2015 09:22 AM Pg: 1 of 4

Property of Cook County Clerk's Office

TO Record: Assignment and Assumption of Leases

P.I.N. 27-29-300-034

Return to:

Burnet Title
1301 W. 22nd Street
Oak Brook, IL 60523

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ASSIGNMENT AND ASSUMPTION OF LEASES

This Assignment and Assumption Agreement is entered into on the 11th day of May, 2015 (the "Effective Date"), by and between Wegner Property Management, LLC, an Illinois limited liability company ("Assignor"), and Avmedoski Brothers, LLC, an Illinois limited liability company ("Assignee").

WHEREAS, the Assignor and the Assignee have entered into a Real Estate Contract dated January 31, 2015 (the "Agreement") under which Assignee is purchasing from Assignor the property commonly known as 17100 Wolf Road, Orland Park, Illinois 60467;

WHEREAS, Assignee is assuming Assignor's rights and obligations under Assignor's Leases with K-Brothers Fence, Inc. ("Tenant") for portions of the property commonly known as 17100 Wolf Road, Orland Park, Illinois 60467 as described in the Leases, dated: June 1, 1999; May 1, 2007; August 1, 2009; and a rent increase letter dated November 1, 2010 (the "Leases") the copies of which are attached hereto as Exhibit A;

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged Assignor and Assignee agree as follows:

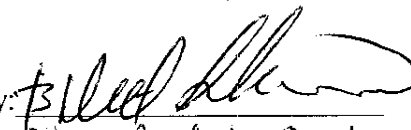
1. Assignment. Effective May 11, 2015 (the "Effective Date"), Assignor hereby assigns to Assignee all rights, duties, responsibilities, covenants and obligations of Assignor under the Leases and Assignee hereby accepts such assignment and agrees to assume and to fully and faithfully perform and discharge the obligations of Assignor under the Lease.
2. Pre-Paid Rent. Assignment to Assignee: The Tenant has paid the current monthly rent to the Assignor under the Lease in the amount of Four Thousand Seven Hundred and 00/100 Dollars (\$4700). Tenant has paid rent covering the period through June 30, 2015 the Assignor shall pay to Assignee the amount of Seven Thousand Seven Hundred Thirty-Two and 26/100 (\$7,732.26) as rent credit at the closing of the Agreement on May 11, 2015.
3. Miscellaneous. This Agreement shall be binding upon the Assignor and the Assignee and their respective successors and assigns and shall inure to the benefit of the Assignor, the Assignee and the Lessor and their respective successors and assigns. In the event of any conflict or ambiguity between the terms hereof and the terms of the Agreement, the terms of the Agreement shall govern and be controlling. This Agreement shall be governed by Illinois law. Any amendment to this Agreement must be in writing and signed by all of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Assignment and Assumption Agreement on the day and year first written above.

ASSIGNOR:
Wegner Property Management, LLC

ASSIGNEE:
Avmedoski Brothers, LLC


By: 
Kevin Wegner, Member

By: 
Brent Arredondo, Member

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EXHIBIT A LEASES

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE WABASH RAILROAD COMPANY OF THE NORTH ½ OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 50 FEET DEDICATED FOR WOLF ROAD AND EXCEPT THE NORTH 40.0 FEET DEDICATED FOR 171ST STREET), IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 27-29-300-034

For informational purposes only the subject parcel is commonly known as:

17100-01 Wolf Road, Orland Park, IL 60467

TITLE RESOURCES GUARANTY COMPANY

Burnet Title • 9450 Bryn Mawr Avenue, Suite 700 • Rosemont, IL 60018