

# UNOFFICIAL COPY



**THIS DOCUMENT PREPARED BY:**

Gotzner Law Firm, Ltd.  
101 Pine St.  
Sheboygan Falls, WI 53085

Doc#: 1602622051 Fee: \$48.25  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/26/2016 11:00 AM Pg: 1 of 5

**AFTER RECORDING RETURN TO:**

Ridgestone Bank  
Attn: Loan Operations  
500 Elm Grove Rd., Suite 104  
Elm Grove, WI 53122

\_\_\_\_\_ [Space Above This Line For Recording Data] \_\_\_\_\_

**TERMINATION OF LEASE SUBORDINATION AND ESTOPPEL AGREEMENT**

THIS TERMINATION OF LEASE SUBORDINATION AND ESTOPPEL AGREEMENT (this "Termination") is made and entered into as of December 14<sup>th</sup>, 2015 (the "Effective Date"), by and among RIDGESTONE BANK ("Lender"), whose address is 13925 W. North Ave., Brookfield, WI 53005, AMAL PROPERTY, LLC ("Landlord"), whose address is 1080 E. Oakton St., Des Plaines, IL 60018, and OAKTON DONUTS INC. ("Tenant"), whose address is 1080 E. Oakton St., Des Plaines, IL 60018.

**RECITALS**

A. Lender, Landlord and Tenant are parties to a Lease Subordination and Estoppel Agreement dated February 26, 2013, which was recorded on May 15, 2013, with the Cook County Recorder of Deeds, as Document No. 1313516055 (the "Agreement"), pertaining to a lease between Landlord and Tenant dated December 30, 2012, of the real property located at 1080 E. Oakton St., Des Plaines, IL 60018, which is legally described on Exhibit A attached hereto.

B. Lender, Landlord and Tenant now desire to terminate the Agreement in accordance with the terms and provisions of this Termination.

**TERMINATION**

NOW, THEREFORE, in consideration of the mutual agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree and certify as follows:

1. Termination. Lender, Landlord and Tenant hereby agree that effective upon the Effective Date, the Agreement is hereby terminated and cancelled in all respects, and Lender, Landlord and Tenant each hereby release and discharge each other from any further liabilities and obligations thereunder.
2. Construction. This Termination shall be governed by the laws of the State of Illinois.
3. Counterparts. This Termination may be executed in counterparts, each of which shall constitute an original and all of which taken together shall constitute one and the same agreement.

S	Y
S	S
S	M
M	S
SC	S
E	N

\_\_\_\_\_



# UNOFFICIAL COPY

**LANDLORD:**

AMAL PROPERTY, LLC

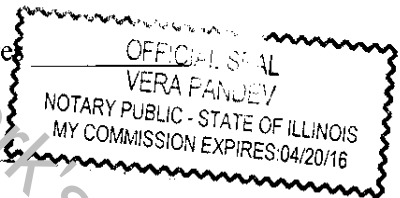
By: *Asif Rajabali*  
 Name: ASIF RAJABALI  
 Title: PRESIDENT

STATE OF ILLINOIS )  
 ) ss  
 COUNTY OF COOK )

I, VERA PANDEV, a Notary Public in and for said county, in the State aforesaid, do hereby certify that ASIF RAJABALI, the PRESIDENT of Amal Property, LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation for the uses and purpose therein set forth.

GIVEN under my hand and notarial seal, this 14 day of DECEMBER, 2015.

*Vera Pandev*  
 NOTARY PUBLIC  
 My Commission Expires



*[Signatures Continued on Following Page]*

# UNOFFICIAL COPY

TENANT:

OAKTON DONUTS INC.

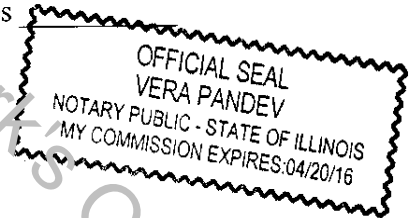
By: [Signature]  
Name: Arjun Ramzanali  
Title: President

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, VERA PANDEV, a Notary Public in and for said county, in the State aforesaid, do hereby certify that ARJUN RAMZANALI, the PRESIDENT of Oakton Donuts Inc., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation for the uses and purpose therein set forth.

GIVEN under my hand and notarial seal, this 14 day of DECEMBER, 2015.

[Signature]  
NOTARY PUBLIC  
My Commission Expires



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 1 IN DUNKIN'S RESUBDIVISION OF LOT 2 IN CATERER'S SUBDIVISION, A SUBDIVISION OF LOTS 5 AND 6 OF OAK LEAF COMMONS-OFFICE PLAZA, A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN CARL LAGERHAUSEN ESTATE DIVISION AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN DIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1080 East Oakton Street, Des Plaines, Illinois 60018

The Real Property tax identification number is 09-20-321-006-0000

Property of Cook County Clerk's Office