

# UNOFFICIAL COPY

Doc#: 1632015096 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/15/2016 11:33 AM Pg: 1 of 4

THIS DOCUMENT WAS )  
PREPARED BY: )  
Alaina K. Patzke )  
One Dave Thomas Boulevard )  
Dublin, Ohio 43017 )

AFTER RECORDING RETURN TO: )  
The Wendy's Company )  
One Dave Thomas Boulevard )  
Dublin, Ohio 43017 )

Attn: Katie McDowell, Legal Department)

[This space reserved for recording data.]

PIN: 27-27-100-022-0000

## MEMORANDUM OF SUBLEASE

**THIS MEMORANDUM OF SUBLEASE** is entered into as of the 7<sup>th</sup> day of November, 2016, between **WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, LLC**, an Ohio limited liability company ("**Sublandlord**") and **ALL-STAR MANAGEMENT NO. 29, INC.**, an Illinois corporation ("**Subtenant**"), to be placed upon the Recorder's Office of Cook County, Illinois, and give notice of the Sublease (as described below) between the Sublandlord and Subtenant. Capitalized terms used but not defined herein shall have the meaning set forth in the Sublease.

Pursuant to that certain Sublease Agreement dated as of November 7, 2016, between Sublandlord and Subtenant (the "**Sublease**"), all of the provisions of which are specifically made a part hereof as fully and completely as if set out in full herein, Sublandlord leases to Subtenant and Subtenant leases from Sublandlord the real property and improvements located at or upon the premises located at **16737 S. Lagrange Road, Orland Hills, Illinois** (Wendy's Site #2575) and more particularly described on **Exhibit A** attached hereto. Sublandlord and Subtenant do hereby give notice of the following additional terms and provisions contained in the Sublease:

### **TERM OF SUBLEASE:**

The Term begins on November 7, 2016, and ends on December 31, 2028.

All parties are further given notice of the terms and conditions set forth in the Sublease in addition to those described above. Copies of the Sublease are in the possession of Sublandlord and Subtenant. The terms and conditions of said Sublease are by this reference incorporated herein and made a part hereof.

*[Signatures on following pages]*

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IN WITNESS WHEREOF, Sublandlord and Subtenant have executed this Memorandum of Sublease as of the Effective Date set forth above.

**SUBLANDLORD:**  
**WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK**, an Ohio limited liability company

Signed, sealed and delivered in the presence of:

Witness: *Beth Amber*  
Print Name: Beth Amber

By: *Kris A. Kaffenbarger*  
Print Name: Kris A. Kaffenbarger  
Title: VP - System Optimization

Witness: *Colleen Marchionda*  
Print Name: Colleen Marchionda

By: *Gavin P. Waugh*  
Print Name: Gavin P. Waugh  
Title: VP - Treasurer

Legal Approved: *DS*  
Portfolio Management Approved: *[Signature]*

STATE OF OHIO  
COUNTY OF FRANKLIN

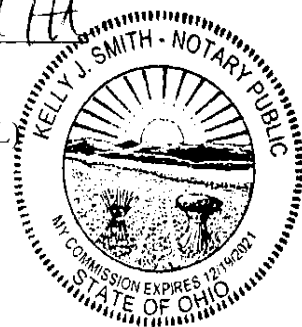
PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, Kris A. Kaffenbarger and Gavin P. Waugh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the VP - System Optimization and VP - Treasurer respectively of **WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK**, and that as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained as and for the company.

WITNESS my hand and official seal at office this 1<sup>st</sup> day of November, 2016.

My Commission Expires:  
12/07/21

*Kelly J. Smith*  
Notary Public

(NOTARY SEAL)



(Signatures Continue Next Page)

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**SUBTENANT:**

Signed, sealed and delivered  
in the presence of:

**ALL-STAR MANAGEMENT NO. 29, INC.,**  
an Illinois corporation

Witness: Christa Grabe

By: Maria A. Abosera

Name: MARIA A. ABOSERA

Print Name: Christa Grabe

Title: president

STATE OF IL  
COUNTY OF COOK

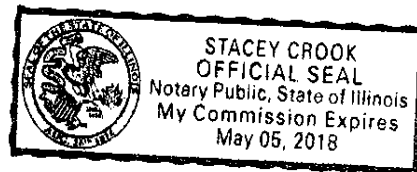
PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, Mario Allegro, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the President of **ALL-STAR MANAGEMENT NO. 29, INC.**, and that as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained as and for the company.

WITNESS my hand and official seal at office this 2nd day of November, 2016.

My Commission Expires:  
5.5.18

Stacey Crook  
Notary Public

(NOTARY SEAL)



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## EXHIBIT A

### LEGAL DESCRIPTION OF PREMISES

#### **Parcel 1**

Lot 1 in Jack Development, being a subdivision of part of the north 466.70 feet of the west 1/2 of the northwest 1/4 of Section 27, Township 36 North, Range 12, East of the Third Principal Meridian, according to the plat of subdivision recorded June 18, 1998 as Document Number 98516981

#### **Parcel 2**

##### SIGN EASEMENT

Commencing at the intersection of a line parallel with and 466.70 feet south of (as measured along the west line thereof) the north line of the northwest quarter of Section 27, Township 36 North, Range 12 East of the Third Principal Meridian and a line parallel with and 299.90 feet east of (as measured along the north line thereof) the west line of the northwest quarter of Section 27, Township 36 North, Range 12 East of the Third Principal Meridian, thence North 00°00'00" West along said line parallel with the west line of the northwest quarter of said section, 216.70 feet to the point of beginning, thence north 89°42'01" West along a line parallel with and 250.00 feet south of the north line of the northwest quarter of said section, 5.00 feet, thence north 00°00'00" west, 200.00 feet to a point in the south line of 167th street right of way, thence south 89°42'03" east along said south line of 167th street, 100.32 feet, thence south 00°17'57" west, 2.00 feet, thence south 89°42'03" east, 15.00 feet, thence south 00°17'57" west, 15.00 feet, thence north 89°42'03" west, 15.00 feet, thence north 00°17'57" east, 12.00 feet, thence north 89°42'03" west, 95.29 feet, thence south 00°00'00" east, 194.97 feet to the point of beginning, in Cook County, Illinois

#### **Parcel 3**

##### ACCESS EASEMENT

Commencing at the intersection of a line parallel with and 466.70 feet south of (as measured along the west line thereof) the north line of the northwest quarter of Section 27, Township 36 North, Range 12 East of the Third Principal Meridian and a line parallel with and 299.90 feet east of (as measured along the north line thereof) the west line of the northwest quarter of Section 27, Township 36 North, Range 12 East of the Third Principal Meridian, thence north 00°00'00" west along said line parallel with the west line of the northwest