



Doc# 1819417063 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/13/2018 04:16 PM PG: 1 OF 4

LANDLORD'S ASSIGNMENT OF LEASES AND TENANCIES ("ASSIGNMENT")

AFTER RECORDING MAIL TO:

Joseph P. Hudetz, J.D. Kelleher & Buckley, LLC Attorneys at Law 102 S. Wynstone Park Drive North Barrington, IL 60010

4211 NORTH CICERO LLC an Illinois Limited Liability Company, ("Assignor") being the title holder of record of the following described property:

Lots 10 through 21, both inclusive, in Block 3, all in Dickinson's Subdivision West of the Chicago and Northwestern Railroad in the North Half of the Southwest Quarter of Section 15, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Street Address: 4211 North Cicero Avenue, Chicago, IL 60641

P.I.N.: 13-15-309-007-0000; 13-15-309-008-0000; 13-15-309-009-0000; 13-15-309-010-0000; 13-15-309-011-0000; and 13-15-309-038-0000.

As such, Assignor hereby assigns, transfers, conveys, and sets over unto Cicero Investment Associates, LLC, a Delaware Limited Liability Company ("Assignee"), any and all rights and/or interest Assignor may have in and to any and all leases or tenancies by and between Assignors and any and all Tenants, including, but not limited to the following lease:

- 1. Tenant: Igor Botvinik, P.C. & Irina Bolotnikov D.D.S., P.C. d/b/a IBBI Dental Clinic Term: Jan. 1, 2017 through December 31, 2021 (es extended) Demised Premises: Suite 214, 4211 North Cicero Avenue, Chicago, IL Dated: Lease dated October 19, 2011, and extended via letter dated December 1, 2016. Security Deposit: \$1,500.00
2. Tenant: Dr. Larry Fisher, DDS Term: October 1, 2014 through September 30, 2021 Demised Premises: Suite 201, 4211 North Cicero Avenue, Chicago, IL Dated: June 16, 2014 Security Deposit: \$2,016.25

Handwritten initials and dates: S/K, P 4, S/K, M/K, SC/K, E/K, INT/K, D July 11 2018

Handwritten initials: Jps

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3. Tenant: Chandra Rathod, MD
 Term: September 1, 2016 through August 23, 2023
 Demised Premises: Suite 203, 4211 North Cicero Avenue, Chicago, IL
 Dated: September 1, 2006 and as extended per Lease Extension Agreement dated December 10, 2012.
 Security Deposit: \$1,744.75
4. Tenant: Sameh S. Attia
 Term: January 1, 2015 through March 31, 2022
 Demised Premises: Suite 102, 4211 North Cicero Avenue, Chicago, IL
 Dated: August 15, 2014
 Security Deposit: \$1,880.00
5. Tenant: Affiliated Podiatrists, Ltd.
 Term: October 1, 2013 through September 30, 2018
 Demised Premises: Suite 301
 Dated: April 14, 2003, and as extended per Lease Extension Agreement dated August 23, 2013.
 Security Deposit: None
6. Tenant: Advocate Health Centers, Inc.
 Term: August 1, 2017 through July 31, 2022, as extended per Fourth Amendment to Lease dated May 30, 2017.
 Demised Premises: Suites 306 and 309, 4211 North Cicero Avenue, Chicago, IL
 Dated: March 10, 2004, and as extended per Fourth Amendment to Lease dated May 30, 2017.
 Security Deposit: None.
7. Tenant: Physician's Immediate Care, LLC
 Term: April 19, 2016 through December 31, 2027, as extended per Third Amendment to Lease
 Demised Premises: Suite 100, 4211 North Cicero Avenue, Chicago, IL
 Dated: Initial Lease dated August 23, 2007, as extended per Third Amendment to Lease
 Security Deposit: None

The Security Deposits held by Assignor, if any, are hereby also assigned and transferred to Assignee and Assignee hereby acknowledges receipt from Assignor of said security deposits in full.

ACCEPTANCE OF ASSIGNMENT AND ASSUMPTION BY ASSIGNEE. In consideration of the above assignment, the undersigned Assignee does hereby accept the aforesaid assignment and assumes all liability as Landlord pursuant to this Assignment arising from and after the effective date of this Assignment, and Assignee agrees to perform and keep all covenants, obligations and agreements of Landlord in the above Leases.

INDEMNIFICATION OF ASSIGNEE BY ASSIGNOR. Assignor will indemnify, defend, and hold Assignee harmless from and against any loss, cost, liability or expense (including reasonable attorneys' fees)

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the Assignee incurs or sustains as a result of any act or omission of Assignor or it's agents under the Lease occurring prior to the delivery of this Assignment.

INDEMNIFICATION OF ASSIGNOR BY ASSIGNEE. Assignee will indemnify, defend, and hold Assignor harmless from and against any loss, cost, liability or expense (including reasonable attorneys' fees) the Assignor incurs or sustains as a result of any act or omission of Assignee or it's agents under the Lease occurring after delivery of this Assignment. *

IN WITNESS WHEREOF, Assignor and Assignee have signed and sealed this Assignment and Assumption this 1st day of June, 2018.

Assignor: 4211 NORTH CICERO LLC , an Illinois Limited Liability Company

By: *Thomas A. Macchione*
THOMAS A. MACCHIONE, President, Amvest Investors, Inc., An Illinois Corporation, as Sole Manager of **4211 North Cicero LLC, an Illinois Limited Liability Company**

Assignee: Cicero Investment Associates, LLC a Delaware Limited Liability Company

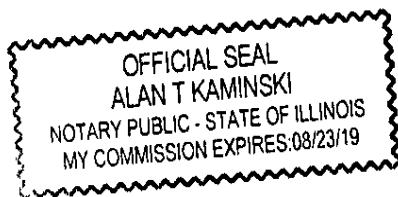
By: _____
Its: *Manager*

ASSIGNOR NOTARIAL ATTESTATION

STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS A. MACCHIONE, being President of Amvest Investors, Inc., the Sole Manager, **4211 North Cicero LLC, an Illinois Limited Liability Company**, 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 as such Limited Liability Company Manager, he signed and delivered the said instrument as his free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of June, 2018.



Alan T. Kaminski
Notary Public

* This indemnification shall include but not be limited to Assignee's obligation to pay all amounts due Advocate Health Care Centers Inc. pursuant to the 4th paragraph of the Fourth Amendment to Lease dated May 30, 2017.

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Notary Public

ASSIGNEE NOTARIAL ATTESTATION

STATE OF IL)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dr. Samuel Elias, being the Manager of **Cicero Investment Associates, LLC** a Delaware Limited Liability Company, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act and as the free and voluntary act of said Limited Company, for the uses and purposes therein set forth. Given under my hand and notarial seal this 12 day of JUNE, 2018.

[Signature]
Notary Public

This instrument was prepared by: **ALAN T. KAMINSKI,**
Attorney at Law
220 E. North Ave.,
Northlake, IL 60164

