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Doc# 2034419047 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/09/2020 10:02 AM PG: 1 OF 11

**ASSIGNMENT OF
LEASE INTERESTS
FROM
ROBERT V. ROHRMAN
TO
ROHRMAN GENERAL, LLC
DATED
OCTOBER 15, 2020**

This Document Prepared by:
Jason Lueking
Stoll Keenon Ogden PLLC
201 N. Illinois Street, #1225
Indianapolis, Indiana 46204

Send Tax Statements to:
Rohrman General, LLC
3900 South Street
Lafayette, Indiana 47905

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ACCOM
ASSIGNMENT OF
LEASE INTERESTS

THIS INSTRUMENT is made and entered into this the 5th day of October, 2020, by and between **ROBERT V. ROHRMAN, JR., RHONDA M. ISBELL, RANDALL L. ROHRMAN, RICHARD ROHRMAN and RICHELLE ROHRMAN POSCH**, constituting all of the heirs-at law of **ROBERT V. ROHRMAN, DECEASED, ROBERT V. ROHRMAN, JR. and RHONDA M. ISBELL, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF ROBERT V. ROHRMAN, DECEASED and ROBERT V. ROHRMAN, JR. and RHONDA M. ISBELL, AS CO-TRUSTEES OF THE AMENDED AND RESTATED ROBERT V. ROHRMAN REVOCABLE TRUST AGREEMENT DATED APRIL 18, 2014** (collectively referred to herein to as "Assignors"), and **ROHRMAN GENERAL, LLC**, an Indiana limited liability company (hereinafter referred to as "Assignee").

WITNESSETH:

WHEREAS, Robert V. Rohrman transferred the interests in the property described in this Assignment of Lease Interests to Rohrman General, LLC, an Indiana limited liability company by an Assignment of Assets (the "Assignment") dated August 31, 2020 and this Assignment of Lease Interests is a memorialization of said Assignment.

PROPERTY OF COOK COUNTY CLERK'S OFFICE
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WHEREAS, Robert V. Rohrman, as tenant, executed a certain Assignment and Assumption of Ground Lease, dated November 27, 2015, related to the following: a Long Term Ground Lease Agreement by and between Cole-Taylor Bank as Trustee for Trust #48-2011 and Chrysler Realty Corporation dated September 1, 1995, as amended by the Amendment to Long Term Ground Lease Agreement by and between Cole-Taylor Bank, as Trustee for Trust #48-2011 and Chrysler Realty Corporation dated December 22, 1995, a memorandum of which lease and amendment thereto was recorded December 29, 1995 as document number 95907064, and further amended by the Amendment to Memorandum of Ground Lease by and between Chicago Land Title Trust Company, as Successor Trustee to Cole Taylor Bank, as Successor Trustee to Glenview State Bank, as Trustee under Trust Agreement dated March 30, 1979 and known as Trust number 2011 (“Landlord”) and Robert V. Rohrman recorded November 30, 2015 as document number 1533422040 (collectively referred to herein as the “Ground Lease”);

WHEREAS, Robert V. Rohrman subleased the property covered by the Ground Lease to JNK of Palatine, LLC by Lease dated November 24, 2015 and evidenced by a Memorandum recorded November 30, 2015 as document no. 1533422042 in the office of the Clerk of Cook County, Illinois (collectively, the “Building Lease”);

WHEREAS, the terms of the Last Will and Testament of Robert V. Rohrman (the “Will”) provided that the sole beneficiary under the Will is the Amended and Restated Robert V. Rohrman Revocable Trust Agreement dated April 18, 2014 which names Robert V. Rohrman, Jr. and Rhonda M. Isbell, as Co-Trustees; and

WHEREAS, Robert V. Rohrman died as a resident of Tippecanoe County, Indiana and the Will was admitted to probate under Cause No. 79C01-2009-EU-000208, Tippecanoe County Circuit Court, on September 3, 2020 and the Co-Trustees are also the Co-Executors under the Will;

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NOW THEREFORE, the Grantor, for no monetary consideration, by these presents does hereby assign and convey unto the Assignee, FOREVER, all of the Grantors' interests in and to the Ground Lease and Building Lease impacting the following described real estate situated in the County of Cook and State of Illinois and described as follows, to-wit:

See attached **Exhibit A**

Property addresses and PIN are located on **Exhibit A**.

This Assignment of Lease Interests may be executed in one or more counterparts, any one of which need not contain the signatures of more than one party, but all such counterparts taken together will constitute one and the same document.

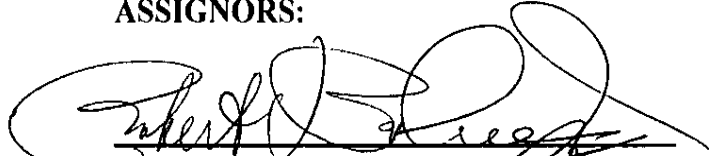
[Signatures on Following Pages]

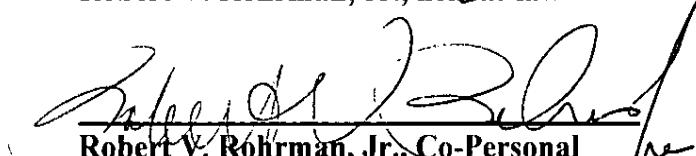
Property of Cook County Clerk's Office


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IN TESTIMONY WHEREOF, the Assignors have caused this document to be executed
this 15th day of October, 2020.

ASSIGNORS:


Robert V. Rohrman, Jr., heir-at-law


Robert V. Rohrman, Jr., Co-Personal
Representative of the Estate of Robert V.
Rohrman, deceased

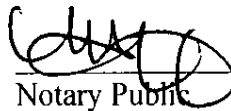

Robert V. Rohrman, Jr., Co-Trustee of the
Amended and Restated Robert V. Rohrman
Revocable Trust Agreement dated April 18, 2014

STATE OF INDIANA)
) SS:
COUNTY OF Montgomery

Before me, the undersigned Notary Public in and for said county and state, came **Robert V. Rohrman, Jr.**, an heir-at-law, **Robert V. Rohrman, Jr. Co-Personal Representative of the Estate of Robert V. Rohrman, deceased** and **Robert V. Rohrman, Jr. as Co-Trustee of the Amended and Restated Robert V. Rohrman Revocable Trust Agreement dated April 18, 2014**, and acknowledged the execution of the foregoing Assignment of Lease Interests and, being duly sworn, states that all representations stated therein are true.

WITNESS my hand and notarial seal this 15 day of Oct, 2020.

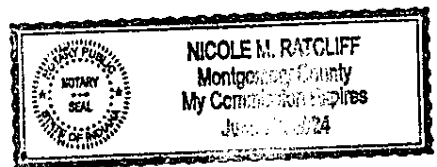
My county of residence is
Montgomery County,
State of Indiana, and


Notary Public

My commission expires:
6-22-24

Nicole Ratcliff
Printed Name

[Signatures on Following Pages]




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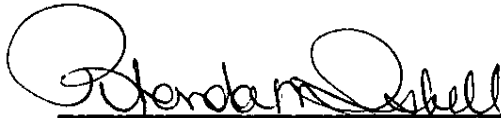
IN TESTIMONY WHEREOF, the Assignors have caused this document to be executed this

14th day of October, 2020.

ASSIGNORS:


Rhonda M. Isbell, heir-at-law


Rhonda M. Isbell, Co-Personal
Representative of the Estate of Robert V.
Rohrman, deceased

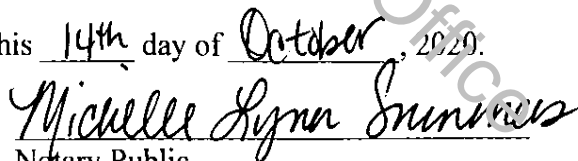

Rhonda M. Isbell, Co-Trustee of the Amended
and Restated Robert V. Rohrman Revocable
Trust Agreement dated April 18, 2014

STATE OF INDIANA)
) SS:
COUNTY OF Hamilton)

Before me, the undersigned Notary Public in and for said county and state, came **Rhonda M. Isbell, an heir-at-law, Rhonda M. Isbell, Co-Personal Representative of the Estate of Robert V. Rohrman, deceased and Rhonda M. Isbell, as Co-Trustee of the Amended and Restated Robert V. Rohrman Revocable Trust Agreement dated April 18, 2014,** and acknowledged the execution of the foregoing Assignment of Lease Interests and, being duly sworn, states that all representations stated therein are true.

WITNESS my hand and notarial seal this 14th day of October, 2020.

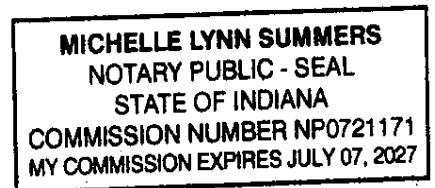
My county of residence is
Hamilton County,
State of Indiana, and


Notary Public

My commission expires:
July 07, 2027

Michelle Lynn Summers
Printed Name

[Signatures on Following Pages]



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IN TESTIMONY WHEREOF, the Assignors have caused this document to be executed
this 14 day of October, 2020.

ASSIGNORS:



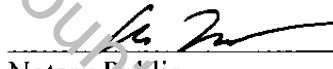
Richelle Rohrman Posch, heir-at-law

STATE OF ILLINOIS)
) SS:
COUNTY OF McHenry)

Before me, the undersigned Notary Public in and for said county and state, came **Richelle Rohrman Posch**, an heir-at-law, and acknowledged the execution of the foregoing Assignment of Lease Interests and, being duly sworn, states that all representations stated therein are true.

WITNESS my hand and notarial seal this 14 day of October, 2020.

My county of residence is
McHenry County,
State of Illinois, and



Notary Public

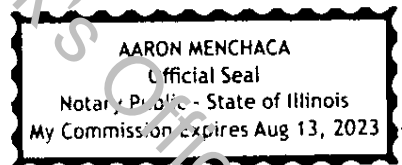
My commission expires: Aug 13, 2023

Aaron Menchaca

Printed Name

This instrument prepared by:

Jason Lueking, Attorney at Law
STOLL KEENON OGDEN PLLC
201 North Illinois Street, Suite 1225
Indianapolis, Indiana 46204
(317) 464-1591



Send tax bills to: Rohrman General, LLC, 3600 South Street, Lafayette, Indiana 47905

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EXHIBIT A

GROUND LEASE AND BUILDING LEASE LEGAL DESCRIPTION

1400 EAST DUNDEE ROAD, PALATINE, ILLINOIS

PIN: 02-01-400-014-0000

Parcel 1:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 98.85 FEET TO THE POINT OF INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION AND THE NORTH RIGHT OF WAY LINE OF DUNDEE ROAD, THENCE SOUTH 89 DEGREES 59 MINUTES 28 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 646.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 290.3 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST A DISTANCE OF 150.00 FEET; THENCE SOUTH 0 DEGREES WEST A DISTANCE OF 290.68 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 28 SECONDS WEST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 98.85 FEET TO THE POINT OF INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION AND THE NORTH RIGHT OF WAY LINE OF DUNDEE ROAD; THENCE SOUTH 89 DEGREES 59 MINUTES 28 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 796.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 290.68 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 28 SECONDS EAST A DISTANCE OF 263.49 FEET; THENCE SOUTH 0 DEGREES WEST A DISTANCE OF 291.09 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 28 SECONDS WEST A DISTANCE OF 263.56 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 98.85 FEET TO THE POINT OF INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1 AND THE NORTH RIGHT-OF-WAY LINE OF DUNDEE ROAD; THENCE SOUTH 89 DEGREES 59 MINUTES 28 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF DUNDEE ROAD A DISTANCE OF 646.19 FEET TO A POINT; THENCE NORTH 00 DEGREES 00

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MINUTES 00 SECONDS EAST A DISTANCE OF 290.30 FEET TO THE POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO MOTEL 6 OPERATING L.P. BY SIXPENCE INN OF PALATINE PER DOCUMENT 89062918 FILED IN THE COOK COUNTY RECORDERS OFFICE, STATE OF ILLINOIS; THENCE THE FOLLOWING TWO COURSES ALONG THE WESTERLY AND NORTHERLY LINES OF SAID TRACT CONVEYED TO MOTEL 6 OPERATING L.P. NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 212.19 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID MOTEL OPERATING L.P. TRACT; NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST A DISTANCE OF 180.44 FEET TO A POINT FOR A CORNER; THENCE SOUTH 00 DEGREES 05 MINUTES 57 SECONDS EAST DEPARTING THE NORTHERLY LINE OF SAID MOTEL 6 OPERATING L.P. TRACT A DISTANCE OF 6.00 FEET TO A POINT FOR A CORNER; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST A DISTANCE OF 9.00 FEET TO A POINT FOR A CORNER; THENCE SOUTH 00 DEGREES 05 MINUTES 57 SECONDS EAST A DISTANCE OF 206.19 FEET TO A POINT FOR A CORNER LYING ON THE SOUTHERLY LINE OF SAID MOTEL 6 OPERATING L.P. TRACT; THENCE THE FOLLOWING TWO COURSES ALONG THE SOUTHERLY LINE OF SAID MOTEL 6 OPERATING L.P. TRACT; SOUTH 89 DEGREES 53 MINUTES 50 SECONDS WEST A DISTANCE OF 39.81 FEET TO A POINT; SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS AS CREATED BY GRANT OF EASEMENT DATED MARCH 6, 1985 AND RECORDED MARCH 12, 1985 AS DOCUMENT 27471712 AND RERECORDED ON MAY 13, 1985 AS DOCUMENT 85016504 OVER AND UPON AND UNDER THE SOUTH 30 FEET OF THE EAST 230 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS EAST A DISTANCE OF 98.85 FEET TO THE POINT OF INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION AND THE NORTH RIGHT-OF-WAY LINE OF DUNDEE ROAD; THENCE SOUTH 89 DEGREES 59 MINUTES 28 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 646.19 FEET; THENCE NORTH 0 DEGREES 0 SECONDS EAST A DISTANCE OF 290.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED LINE A DISTANCE OF 212.19 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST A DISTANCE OF 613.44 FEET; THENCE SOUTH 0 DEGREES 1 MINUTE 51 SECONDS EAST A DISTANCE OF 212.55 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 28 SECONDS WEST A DISTANCE OF 463.49 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS