

# UNOFFICIAL COPY

Doc#: 2113234059 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/12/2021 10:12 AM Pg: 1 of 6

0121007977  
~~PROPERTY NATIONAL TITLE~~  
4/24

PREPARED BY AND  
RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

Rick Ledesma, Esq.  
Winstead PC  
500 Winstead Bldg.  
2728 North Harwood Street  
Dallas, Texas 75201

(Space above this line for Recorder's use.)

## MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF LEASE

THIS MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF LEASE ("Memorandum") is made effective as of April 10, 2021 by and between ASLAM RAWOOF, an individual, and MUJEEB RAWOOF, an individual (collectively, "Assignor"), and NLD MARION LLC, a Texas limited liability company ("Assignee") whose principal place of business is 1000 Forest Park Ave., Suite 401, Fort Worth, TX 76110.

### RECITALS

Assignor (successor-in-interest to Mohammed Rawoof and Rahedmunisa Rawoof), as landlord, leases the real property described on Exhibit A attached hereto (the "Premises") to McDonald's Corporation, a Delaware corporation ("Tenant") pursuant to that certain Ground Lease by and between Assignor and Tenant dated September 29, 2000 (as amended, modified, supplemented or assigned, collectively, the "Lease"). The Lease is evidenced by that certain Memorandum of Lease which was recorded on August 21, 2002, as Document No. 0020918708 in the records of the Cook County Recorder of Deeds (the "Memorandum of Lease").

Landlord has assigned all of its right title and interest in and to the Lease to Assignee pursuant to that certain Assignment and Assumption of Lease of even date herewith by and between Assignor and Assignee (the "Assignment of Lease").

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NOW, THEREFORE, in consideration of the Lease and as evidence thereof, Assignor and Assignee hereby agree as follows:

1. Pursuant to the Assignment of Lease, as of the date hereof, Assignor has assigned to Assignee, its successors and assigns, all of Assignor's right, title and interest as lessor under the Lease and Assignee has assumed all of Assignor's obligations under the Lease.

2. This Memorandum is subject to all of the terms and conditions set forth in the Assignment of Lease which is incorporated herein by reference and made a part hereof, as fully as though copied verbatim herein.

3. Notwithstanding anything set forth herein to the contrary, in the event of a conflict between this Memorandum and the Assignment of Lease, the terms and conditions set forth in the Assignment of Lease shall prevail.

[Signature Page to Follow]

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IN WITNESS WHEREOF, Assignor and Assignee have duly executed this Memorandum as of the day and year first above written.

**ASSIGNOR:**

\_\_\_\_\_  
Aslam Rawoof

State of \_\_\_\_\_, County of \_\_\_\_\_ ss.


I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Aslam Rawoof personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument and as his free and voluntary act for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL SEAL  
HERE

Given under my hand and official seal, this \_\_\_th day of April, 2021.

Commission expires \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

  
\_\_\_\_\_  
Mujeeb Rawoof

State of Florida, County of orange ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mujeeb Rawoof personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument and as his free and voluntary act for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL SEAL  
HERE

Given under my hand and official seal, this \_\_\_th day of April, 2021.

Commission expires 08/23/2023

\_\_\_\_\_  
NOTARY PUBLIC

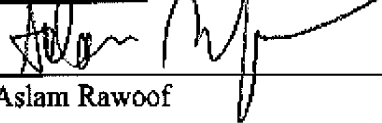


Marshall Hasz  
Notary Public  
State of Florida  
My Commission Expires 08/23/2023  
Commission No. GG 367436

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Assignor and Assignee have duly executed this Memorandum as of the day and year first above written.

**ASSIGNOR:**

  
Aslam Rawoof

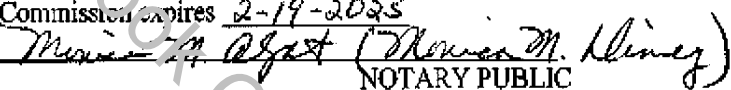
State of \_\_\_\_\_, County of \_\_\_\_\_ ss.

MONICA M ALZATE  
Notary Public, State of New York  
No. 01AL6278523  
Qualified in Queens County  
Commission Expires 02/19/2025

IMPRESS  
NOTARIAL SEAL  
HERE

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Aslam Rawoof personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument and as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 th day of April, 2021.

Commission expires 2-19-2025  
  
NOTARY PUBLIC

\_\_\_\_\_  
Mujeeb Rawoof

State of \_\_\_\_\_, County of \_\_\_\_\_ ss.

IMPRESS  
NOTARIAL SEAL  
HERE

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mujeeb Rawoof personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument and as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_ th day of April, 2021.

Commission expires \_\_\_\_\_

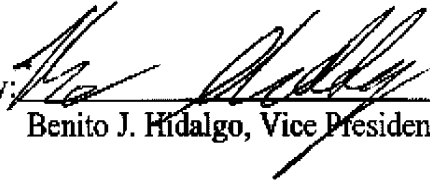
\_\_\_\_\_  
NOTARY PUBLIC

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**ASSIGNEE:**

NLD CHICAGO LLC,  
a Texas limited liability company

By: NLD Holdings, LLC,  
a Texas limited liability company  
its Sole Member

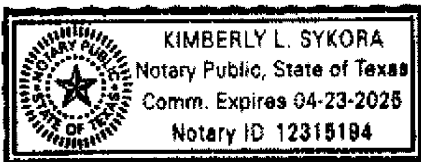
By:   
Benito J. Hidalgo, Vice President

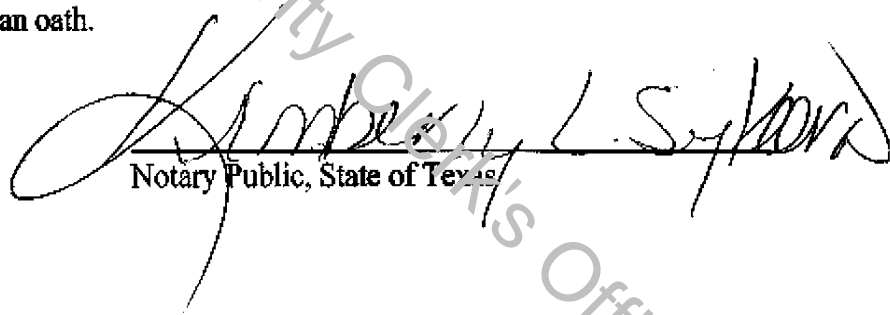
**ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF Tarrant

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of April, 2021, by Benito J. Hidalgo, the Vice President of NLD Holdings, LLC, a Texas limited liability company, as the sole member of NLD Chicago LLC, a Texas limited liability company. As a duly authorized act for and on behalf of each said limited liability company. He/she is personally known to me and did/did not take an oath.



  
Notary Public, State of Texas

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## EXHIBIT A

### PROPERTY DESCRIPTION

LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 9 IN FREDERICK H. BARTLETT'S WENTWORTH AVENUE 95TH STREET SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PORTION OF SAID LOTS LYING SOUTH OF A LINE 54 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 4), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office