

# UNOFFICIAL COPY



Doc# 2200519006 Fee \$59.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/05/2022 09:35 AM PG: 1 OF 5

**Prepared By:**  
Joshua P. Roling  
Foley & Lardner LLP  
777 E. Wisconsin Ave.  
Milwaukee, WI 53202

**Return To:**  
Rider Family Portfolio LLC  
Attn: Dr. Dean L. Rider  
350 Parnassus Avenue, Suite 900  
San Francisco, CA 94117

## ASSIGNMENT AND ASSUMPTION OF LEASE

THIS ASSIGNMENT AND ASSUMPTION OF LEASE (this "Assignment") is made and entered into as of DECEMBER 15 2021, by and between US-STABLE-P1 3320 West Fullerton Avenue Chicago, LLC, a Delaware limited liability company ("Assignor") in favor of Rider Family Portfolio LLC, a Delaware limited liability company ("Assignee").

### WITNESSETH:

A. Assignor, as landlord, and Walgreen Co., an Illinois corporation, as tenant, are parties to a Lease Agreement dated September 23, 2021 and assigned to Assignor pursuant to an Assignment and Assumption of Lease recorded 11/12/2021, as Document No. 2131647075 in the Public Records of Cook County, Illinois (together with any amendments, certificates and guaranties related thereto, the "Lease") which Lease is evidence of record by a Memorandum of Lease dated September 23, 2021, and recorded September 28, 2021 as Document No. 2127145033 in the Public Records of Cook County, Illinois, relating to the property known as 3320 West Fullerton Avenue, Chicago, IL 60647 (the "Property").

B. Assignor and Assignee are parties to an Agreement of Purchase and Sale dated as of October 14, 2021 (as amended from time to time, the "Purchase Agreement"), pursuant to which Assignor agreed to sell to Assignee and Assignee agreed to purchase from Assignor the Property, upon and subject to the terms, covenants and conditions contained in the Purchase Agreement. Unless otherwise provided herein, all capitalized words and terms in this Agreement shall have the same meanings ascribed to such words and terms as in the Purchase Agreement.

C. Concurrently herewith, Assignor is conveying the Property to Assignee.

D. Pursuant to the Purchase Agreement, Assignor and Assignee desire to enter into this Assignment to effect the assignment of the Lease from Assignor to Assignee.

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NOW, THEREFORE, in consideration of the Purchase Price and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the mutual covenants and agreements hereinafter set forth, Assignor and Assignee hereby agree as follows:

1. Assignor hereby conveys, transfers and assigns to Assignee all of Assignor's right, title and interest as landlord under the Lease.

2. Assignee hereby accepts the assignment of the Lease and agrees to perform and carry out all of the terms, covenants, conditions and obligations of the landlord under the Lease first accruing or arising from and after the date hereof.

3. This Assignment shall be binding upon and inure to the benefit of Assignor and Assignee and their respective successors and permitted assigns under the Purchase Agreement.

4. This Assignment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

*{Signature page attached.}*

Property of Cook County Clerk's Office



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**ASSIGNEE:**

Rider Family Portfolio LLC,  
a Delaware limited liability company

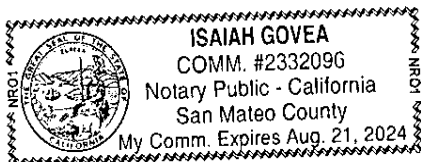
By: [Signature]  
Name: Dean Rider  
Title: Authorized Signatory

STATE OF CALIFORNIA §  
COUNTY OF SAN FRANCISCO §

This instrument was acknowledged before me on the 10 day of DECEMBER, 2021,  
by DEAN RIDER, who acknowledged himself to be the Authorized Signatory of  
Rider Family Portfolio LLC, a Delaware limited liability company, on behalf of said limited liability  
company.

[Signature]  
Notary Public in and for  
the State of CA

My commission expires: 8/21/2024



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## Exhibit A

### Legal Description

#### Parcel 1:

Lots 54, 55, 56, 57, 58, and the West 6 feet of Lot 59 in De Zeng's Logan Square Subdivision of Block 3 in Garrett's Subdivision of part of the East 1/2 of the Southeast 1/4 of Section 26, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 2:

The East 19 feet of Lot 59 and the West 9 feet of Lot 60 in De Zeng's Logan Square Subdivision of Block 3 in Garrett's Subdivision of part of the East 1/2 of the Southeast 1/4 of Section 26, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 3:

The East sixteen (16) feet of Lot sixty (60) and all of Lot Sixty-one (61) and the West fifteen (15) feet of Lot sixty-two (62) in De Zeng's Logan Square Subdivision of Block 3 in Garrett's Subdivision of part of the East 1/2 of the Southeast 1/4 of Section 26, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 3320 West Fullerton Avenue, Chicago, IL 60647

PINs: 13-26-427-029-0000; 13-26-427-030-0000; 13-26-427-031-0000; 13-26-427-032-0000;  
13-26-427-033-0000; 13-26-427-034-0000