



2226622019

Doc# 2226622019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/23/2022 10:02 AM PG: 1 OF 6

This document prepared by:

Reed Smith LLP
Reed Smith Centre
225 Fifth Avenue
Pittsburgh, PA 15222
Attn: Paul Didomenico, Esq.

When Recorded Return to:

Near North National Title, LLC
222 N. LaSalle Street, Suite 600
Chicago, IL 60601
Attn: Lisa Metzler, National Account Representative

Store No. 4862

ASSIGNMENT AND ASSUMPTION OF LEASE

THIS ASSIGNMENT AND ASSUMPTION OF LEASE (hereinafter referred as this "**Assignment**"), dated the 15 day of AUGUST, 2022 but made effective the 26 day of AUGUST, 2022 (the "**Transfer Date**"), by and between **BOND DRUG COMPANY OF ILLINOIS, LLC**, an Illinois limited liability company, as successor-by-merger to Bond Drug Company of Illinois, an Illinois corporation, whose address is 104 Wilmot Road, MS 144G, Deerfield, Illinois 60015 (hereinafter referred to as "**Assignor**"), and **CP THUNDER LH LLC**, a Delaware limited liability company, whose address is c/o Corporate Partners Capital Group LLC, 545 South Figueroa Street, Suite 614, Los Angeles, California 90071 (hereinafter referred to as "**Assignee**").

WITNESSETH:

WHEREAS, Assignor is the ground lessee under that certain Ground Lease dated March 29, 2000 by and between Dimitrios G. Tsiribas and Georgia Tsiribas, whose successor in interest is Angeleke Tsiribas – Sansalone, Successor Trustee under the Dimitrios George Tsiribas Trust dated August 2, 1991, as landlord, and Assignor, as tenant, as evidenced by that certain Memorandum of Lease, recorded on June 7, 2000 in the Recorder of Deeds of Cook County,

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Illinois, at Document Number 00416362 (the "Lease") with respect to the real property described on Exhibit A attached hereto and made a part hereof (the "Leased Premises");

WHEREAS, the Lease is subject to all matters of record as of the Transfer Date (the "Permitted Encumbrances"); and

WHEREAS, Assignor desires hereby to transfer and assign to Assignee all of Assignor's right, title and interest in and to the Lease, subject to the Permitted Encumbrances.

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by Assignee to Assignor, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby covenant and agree as follows:

1. **Assignment and Assumption.** As of the Transfer Date, Assignor hereby grants, conveys, transfers and assigns to Assignee all of Assignor's right, title and interest in and to the Lease, subject to the Permitted Encumbrances. Assignee hereby assumes Assignor's obligations and liabilities accruing under the Lease (the "Assumed Obligations") on and after the Transfer Date, and Assignee expressly agrees from the Transfer Date and thereafter to keep, perform and fulfill the Assumed Obligations, all without recourse. To the extent this Section 1 conflicts with the sublease of the Leased Premises between Assignee, as sublandlord, and Assignor, as subtenant, the sublease shall prevail.

2. **Successors and Assigns.** This Assignment shall be binding upon and inure to the benefit of Assignor and Assignee and their respective heirs, legal representatives, successors and assigns.

3. **Counterparts.** This Assignment may be executed in counterparts, and all such executed counterparts shall constitute the same agreement.

Now known as
Address of Property: 4343 North Central Avenue, Chicago, Illinois

Permanent Real Estate Index Number: 13-16-300-037-0000

[SIGNATURES AND ACKNOWLEDGMENTS ON NEXT PAGE]

REAL ESTATE TRANSFER TAX

21-Sep-2022



| | |
|----------|------------|
| CHICAGO: | 5,767.50 |
| CTA: | 2,307.00 |
| TOTAL: | 8,074.50 * |

13-16-300-037-0000 | 20220801621325 | 0-137-614-928

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

23-Sep-2022



| | |
|-----------|----------|
| COUNTY: | 384.50 |
| ILLINOIS: | 769.00 |
| TOTAL: | 1,153.50 |

13-16-300-037-0000 | 20220801621325 | 1-060-255-312

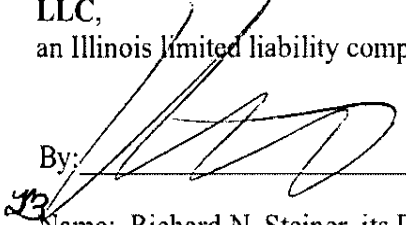
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IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the date first above written.

ASSIGNOR:

BOND DRUG COMPANY OF ILLINOIS, LLC,
an Illinois limited liability company

By: _____



Name: Richard N. Steiner, its Delegatee

Title: Director and Managing Counsel of Walgreen Co., an Illinois corporation

Date Signed: August 15, 2022

STATE OF ILLINOIS

COUNTY OF LAKE

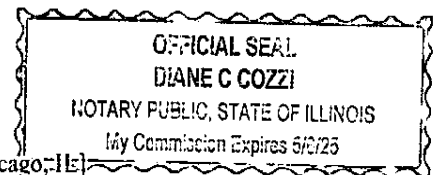
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) SS
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On this 15th day of August, 2022, subscribed and sworn to before me, a Notary Public, the undersigned officer, personally appeared Richard N. Steiner, who acknowledged himself to be the Director and Managing Counsel of Walgreen Co., an Illinois corporation, as Delegatee of Bond Drug Company of Illinois, LLC, an Illinois limited liability company, and who acknowledged to me that he/she executed said instrument for the purposes and consideration therein expressed, and as the act of said corporation.

Diane C. Cozzi
Notary Public

My Commission Expires:

[Notarial Seal]




[Signature page to Assignment of Lease – Store No. 4862 – Chicago, IL]

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ASSIGNEE:

CP THUNDER LH LLC,
a Delaware limited liability company

By: 
Name: Kenton Wright
Title: Manager

Date Signed: August 19, 2022

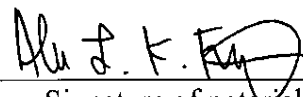
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

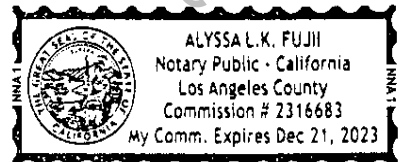
STATE OF CALIFORNIA]
]]
COUNTY OF LOS ANGELES]

On August 19, 2022 before me, Alyssa L. K. Fujii, Notary Public, personally appeared Kenton Wright, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 (Notary Seal)
Signature of notarial officer



[Signature page to Assignment of Lease – Store No. 4862 – Chicago, IL]

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EXHIBIT A

Description of Leased Premises

[attached]

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
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COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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Lots 56, 57 and 58 in Gardner's Portage Park Addition to Chicago in Lots 7 and 8 of School Trustee's Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

C/K/A 4357 N Central Avenue, Chicago, IL 60634
PIN: 13-16-300-037-0000

Address: Now known as

Store #4862
4343 N Central
Avenue Chicago, IL
60634

Property of Cook County Clerk's Office