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Doc#: 2336106023 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/27/2023 09:23 AM Pg: 1 of 4

(Top 3 inches reserved for recording data)

MEMORANDUM OF ASSIGNMENT OF LEASE (3300 W. 183rd Street, Hazel Crest, IL 60429)

THIS MEMORANDUM OF ASSIGNMENT OF LEASE (“Assignment Memorandum”) is made and entered into as of November 22, 2023 (the “Effective Date”), by and between **FQSR, LLC**, a Delaware limited liability company (“Assignor”), and **SHAMROCK TBC, INC.**, an Illinois corporation (“Assignee”).

1. Assignor is the tenant under that certain Lease Agreement dated September 28, 2015, by and between ARC CAFEUSA001, LLC, a Delaware limited liability company (“Landlord”) and FQSR, LLC (the “Lease”), which Lease is evidenced by a Memorandum of Lease recorded on October 21, 2015, as Document No. 1529416005.

2. Pursuant to the Lease, Landlord leased to Assignor that certain premises located at 3300 W. 183rd Street, Hazel Crest, IL 60429 and legally described on Exhibit A hereto (the “Leased Premises”).

3. As of the Effective Date hereof, Assignor has conveyed Assignor’s interest in the Leased Premises to Assignee, and has assigned the Lease to Assignee, and Assignee has accepted and assumed all of the rights and obligations of Assignor as the tenant under the Lease from and after the Effective Date by virtue of that certain Assignment and Assumption of Lease executed of even date herewith (the “Assignment”).

4. This Memorandum of Assignment is executed and recorded for the purpose of providing record notice of the Assignment, and in no way modifies or amends the provisions of the Lease.

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IN WITNESS WHEREOF, the parties have executed this Memorandum of Assignment as of the date first set forth above.

ASSIGNOR:

FQSR, LLC,
a Delaware limited liability company

By: [Signature]
Name: Adam Wright
Its: CFO

ACKNOWLEDGEMENT

STATE OF Kansas
COUNTY OF Johnson

The foregoing instrument was acknowledged before me on this 16 day of November 2023, by Adam Wright in his capacity as CFO of FQSR, LLC, a Delaware limited liability company, for and on behalf of said limited liability company.



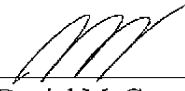
[Signature]
Notary Public
My Commission Expires: 9-2-2025

(Hazel Crest Memorandum of Assignment of Lease – Assignor Signature Page)

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ASSIGNEE:

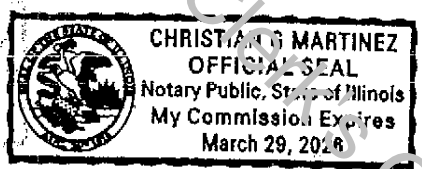
SHAMROCK TBC, INC.,
an Illinois corporation

By: 
Name: Daniel McGue
Its: President

STATE OF Illinois)
COUNTY OF De Pue)

The foregoing instrument was acknowledged before me this 17th day of November 2023, by Daniel McGue, as President of Shamrock TBC, Inc., an Illinois corporation, for and on behalf of said corporation.


Notary Public
My Commission Expires: March 29, 2026



(Hazel Crest Memorandum of Assignment of Lease – Assignee Signature Page)

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EXHIBIT A

Leased Premises

PARCEL 1: LOT 3 IN CODEVCO RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN DOMINICK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 36 TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR THE PURPOSE OF INGRESS AND EGRESS AND FOR PARKING PURPOSES AS CONTAINED IN EASEMENT AND OPERATING AGREEMENT DATED OCTOBER 8, 1982 AND FILED OCTOBER 18, 1982 AS DOCUMENT LR 3278436, UNDER, THROUGH AND ACROSS THE "COMMON AREAS" AS THAT TERM IS DEFINED IN SAID INSTRUMENT OF THE FOLLOWING DESCRIBED LAND; LOT 1 IN CODEVCO RESUBDIVISION BEING A RESUBMISSION OF LOT 1 IN DOMINICK'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS REGISTERED WITH THE REGISTRAR OF TORRENS TITLES ON JUNE 10, 1982 AS DOCUMENT LR 3282521 IN COOK COUNTY, ILLINOIS.

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