

# UNOFFICIAL COPY

## CORRECTIVE RECORDING AFFIDAVIT

Doc#: 2404606157 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/15/2024 11:25 AM Pg: 1 of 7

THIS FORM IS PROVIDED COMPLIMENTS OF  
KAREN A. YARBROUGH, COOK COUNTY CLERK,  
AS A COURTESY FORM WHICH MAY BE USED  
TO DETAIL A DESIRED CORRECTION TO A  
PREVIOUSLY RECORDED DOCUMENT.  
CUSTOMER'S MAY USE THEIR OWN AFFIDAVIT  
AS WELL, BUT IT MUST INCLUDE ALL OF THE  
BELOW REQUIRED INFORMATION. THIS FORM  
DOES NOT CONSTITUTE LEGAL ADVICE.

**PREPARER:** Fidelity National Title

1 E Washington St, Ste 450, Phoenix, AZ 85004

THE COOK COUNTY CLERK NO LONGER ACCEPTS RE-RECORDINGS, BUT INSTEAD OFFERS  
CORRECTIVE RECORDINGS. DOCUMENTS ATTEMPTING TO UPDATE A PREVIOUSLY RECORDED  
DOCUMENT MUST INCLUDE THE FOLLOWING INFORMATION, PLUS A CERTIFIED COPY OR THE ORIGINAL.

I, Andrea Dunahee, THE AFFIANT, do hereby swear or affirm, that the attached document with the document  
number: 2336106023, which was recorded on: 12/27/2023 by the Cook County Clerk,  
in the State of Illinois, contained the following **ERROR**, which this affidavit seeks to correct:

DETAILED EXPLANATION (INCLUDING PAGE NUMBER(S), LOCATION, PARAGRAPH, ETC.) OF ERROR AND WHAT  
THE CORRECTION IS. USE ADDITIONAL SHEET IF MORE SPACE NEEDED FOR EXPLANATION OR SIGNATURES.

This document was recorded with the incorrect effective date, erroneously written as November 22, 2023.

The correct effective date is November 29, 2023.

Furthermore, I, Andrea Dunahee, THE AFFIANT, do hereby swear or affirm, that this submission includes  
a CERTIFIED COPY OR THE ORIGINAL DOCUMENT, and this Corrective Recording Affidavit is being submitted  
to correct the aforementioned error. Finally, this correction was approved and/or agreed to by the original GRANTOR(S)  
and GRANTEE(S), as evidenced by their notarized signature's below (or on a separate page for multiple signatures).

FQSR, LLC  
PRINT GRANTOR NAME ABOVE

[Signature]  
GRANTOR SIGNATURE ABOVE

2-12-24  
DATE AFFIDAVIT EXECUTED

Shamrock TBC, Inc.  
PRINT GRANTEE NAME ABOVE

GRANTEE SIGNATURE

DATE AFFIDAVIT EXECUTED

GRANTOR/GRANTEE 2 ABOVE

GRANTOR/GRANTEE 2 SIGNATURE

DATE AFFIDAVIT EXECUTED

PRINT AFFIANT NAME ABOVE

AFFIANT SIGNATURE ABOVE

DATE AFFIDAVIT EXECUTED

### NOTARY SECTION TO BE COMPLETED AND FILLED OUT BY WITNESSING NOTARY

STATE: Kansas

COUNTY: Johnson

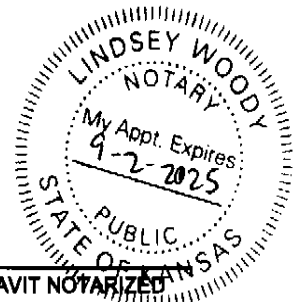
SS Leawood

Subscribed and sworn to me this 12 day, of February, 2024

Lindsey Woody  
PRINT NOTARY NAME ABOVE

[Signature]  
NOTARY SIGNATURE ABOVE

2-12-24  
DATE AFFIDAVIT NOTARIZED



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PREPARER: Fidelity National Title

1 E Washington St Ste 450, Phoenix,


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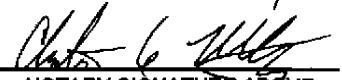
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<u>FQSR, LLC</u> PRINT GRANTOR NAME ABOVE	 GRANTOR SIGNATURE ABOVE	<u>1/31/24</u> DATE AFFIDAVIT EXECUTED
<u>Shamrock TBC, Inc.</u> PRINT GRANTEE NAME ABOVE	 GRANTEE SIGNATURE	<u>1/31/24</u> DATE AFFIDAVIT EXECUTED
 GRANTOR/GRA NTEE 2 ABOVE	 GRANTOR/GRA NTEE 2 SIGNATURE	 DATE AFFIDAVIT EXECUTED
 PRINT AFFIANT NAME ABOVE	 AFFIANT SIGNATURE ABOVE	 DATE AFFIDAVIT EXECUTED

### NOTARY SECTION TO BE COMPLETED AND FILLED OUT BY WITNESSING NOTARY

STATE: Illinois )  
 ) SS  
 COUNTY DuPage )  
 Subscribed and sworn to me this 31<sup>st</sup> day, of January  
Christian G. Martinez  
 PRINT NOTARY NAME ABOVE

  
 NOTARY SIGNATURE ABOVE



01-31-24  
DATE AFFIDAVIT NOTARIZED

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**PREPARER:** Fidelity National Title

1 E Washington St, Ste 450, Phoenix, AZ 85004

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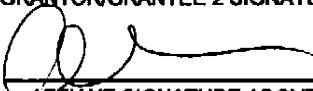
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FQSR, LLC		
PRINT GRANTOR NAME ABOVE	GRANTOR SIGNATURE ABOVE	DATE AFFIDAVIT EXECUTED
Shamrock TBC, Inc.		
PRINT GRANTEE NAME ABOVE	GRANTEE SIGNATURE	DATE AFFIDAVIT EXECUTED
GRANTOR/GRANTEE 2 ABOVE	GRANTOR/GRANTEE 2 SIGNATURE	DATE AFFIDAVIT EXECUTED
Andrea Dunahee		2/13/2024
PRINT AFFIANT NAME ABOVE	AFFIANT SIGNATURE ABOVE	DATE AFFIDAVIT EXECUTED

NOTARY SECTION TO BE COMPLETED AND FILLED OUT BY WITNESSING NOTARY

STATE: Arizona )  
 ) SS  
 COUNTY Maricopa )  
 Subscribed and sworn to me this 13th day of February, 2024



**ERIN LEATHAM**  
 Notary Public - Arizona  
 Maricopa Co. / #614103  
 Expires 09/30/2025

Erin Leatham		2/13/2024
PRINT NOTARY NAME ABOVE	NOTARY SIGNATURE ABOVE	DATE AFFIDAVIT NOTARIZED

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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)

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## MEMORANDUM OF ASSIGNMENT OF LEASE (3300 W. 183<sup>rd</sup> 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. 183<sup>rd</sup> 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.



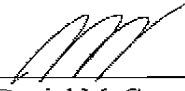
[Signature]  
Notary Public  
My Commission Expires: 9-2-2025

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

# UNOFFICIAL COPY

ASSIGNEE:

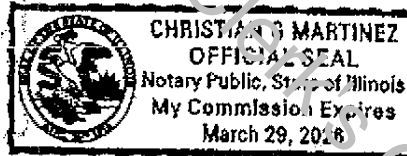
SHAMROCK TBC, INC.,  
an Illinois corporation

By:   
Name: Daniel McGue  
Its: President

STATE OF Illinois )  
COUNTY OF De Pue )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> 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.

Property of Cook County Clerk's Office