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EXHIBIT "A" ATTACHED TO AND MADE A PART OF NET ABSOLUTE LEASE DATED JUNE 13, 1985, BY AND BETWEEN NORSEC COOK, INC., A DELAWARE CORPORATION, LESSOR, AND CREATIVE CUISINE, INC., d/b/a THE RIB EXCHANGE, AN ILLINOIS CORPORATION, LESSEE, FOR PREMISES COMMONLY KNOWN AS 911 WEST HIGGINS ROAD, SCHAUMBURG, ILLINOIS.

18. If there is any conflict or discrepancy between the terms of this Rider and the main body of the Lease to which it is attached, this Rider shall prevail and control, and the terms of this Rider shall be determinative and final.

19. Whenever notice or demand is required from either party hereto or when one party makes a request of the other, such notice, demand or request shall be in writing.

20. Lessee shall procure and maintain, at its sole cost and expense, policies of insurance (with Lessor as a named insured) insuring:

- A. Lessor and Lessee from all claims, demands, and actions for injury to or death of any one (1) person in any one accident in amounts of not less than One Million Dollars (\$1,000,000.00) and for injury to or death of more than one (1) person in any one accident of not less than Two Million Dollars (\$2,000,000.00); and for damage to property in amounts of not less than Five Hundred Thousand Dollars (\$500,000.00) made by, or on behalf of, any person or persons, firm or firms, corporation or corporations, arising from, related to or connected with the premises; and
- B. Workman's Compensation (with all-states endorsement); and
- C. Dram Shop; and
- D. Fire and Extended Coverage Insurance with vandalism and malicious mischief coverage for the actual cash value of the premises with loss payable to Lessor and any mortgagee of Lessor to the extent of its interest.

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The aforesaid insurance shall be in companies, and the form, substance and amount thereof shall be reasonably satisfactory to Lessor and any mortgagee of Lessor. The aforesaid insurance shall not be subject to cancellation except after at least fifteen (15) days' advance notice in writing to Lessor. The original insurance policies (or certificates thereof satisfactory to Lessor), together with evidence of payment of the premiums thereon, shall be deposited with Lessor at the commencement of this Lease, and renewals of said insurance shall be deposited with Lessor not less than thirty (30) days prior to the end of the term of each such insurance. If Lessee fails to comply with such requirement, Lessor may obtain such insurance and keep the same in effect, and Lessee shall pay to Lessor the premium cost thereof upon the written demand of Lessor as additional Fixed Rent hereunder.

21. Lessee will pay, in addition to the rent above specified all general real estate taxes, water rents, gas and electric light and power bills taxed, levied or charged on said premises, for and during the time for which this Lease is granted, and in case said general real estate taxes, water rents, and bills for gas, electric light and power shall not be paid when due, Lessor shall have the right to pay the same, which amounts so paid, together with any sums paid by Lessor to keep said premises in a clean and healthy condition, as above specified, are declared to be so much additional Fixed Rent and payable with the installment of Fixed Rent next due thereafter. For purposes of this Paragraph 21, general real estate taxes shall include general, special and applicable annual special assessments, assessed against all or any part of the premises, or any other additional or alternative taxes for which Lessor becomes liable by reason of the ownership and leasing of the premises in lieu of or as a substitute for real estate taxes, but excluding, however, federal or state taxes on income (other than such taxes in lieu of real estate taxes) for all or any part of the term hereof and any extension or renewal thereof even though the bill for any such tax or special assessment may not be received until after the termination of this Lease. Lessor will not agree to an acceleration of the payment of any special assessments. Lessor agrees to deliver all real estate tax bills (hereinafter collectively referred to as "taxes") to Lessee and Lessee agrees to make such payments and deliver on or before the due date the paid tax bill or special

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assessment bill or a photocopy thereof to Lessor evidencing payment of the tax. The taxes for the final year of the term shall be prorated and each party shall pay their respective share of the taxes for said year in direct proportion to the period for which rent is paid by Lessee in said year. Should Lessee fail to pay the same and deliver evidence of such payment to Lessor within the period aforesaid, Lessor may at any time thereafter, but is not obligated hereunder so to do, pay the same and any interest or penalty thereon, if any, resulting from said non-payment and the amount so paid by Lessor shall be deemed so much additional Fixed Rent payable with the rental installment next due hereunder, or, if the said Lease has then already expired, then shall be deemed immediately owing by Lessee to Lessor. Lessor's right to pay any general real estate tax or special assessment upon Lessee's failure so to do shall not be deemed to be Lessor's sole remedy by reason of Lessee's failure, but shall be deemed cumulative with and not mutually exclusive of all other of Lessor's remedies.

Lessee shall have the right, at its own cost and expense, to make payments of such general real estate taxes under protest as to rate and assessment and to file appropriate proceedings to effectuate reductions in the amount of the tax rate or assessment; provided that Lessee shall and does hereby indemnify Lessor and agrees to make it whole against any damage or loss, including attorneys' fees and costs, arising or resulting from such action or proceedings so undertaken by Lessee. Lessor agrees to reasonably cooperate with Lessee in the event any such protest is filed. No such proceedings by Lessee, however, shall affect the obligation of the Lessee to make payment of any tax bill prior to the date said payment is due. Moreover, no action or omission by Lessor relative to any such protest of Lessee shall in any way or under any circumstances, notwithstanding the result of any such protest, affect Lessee's obligation to pay any general real estate tax required by this Lease, or create any liability of Lessor to Lessee or constitute grounds for termination of this Lease.

Lessee covenants and agrees to pay to Lessor or Lessor's Agent on the first (1st) day of each month, beginning with the month of July, 1985, and ending with the month of June, 1990, the amounts necessary to establish and maintain a reserve for the payment of

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assessment bill or a property tax bill to the lessor... of the tax. The taxes for the year of the bill shall be... and each party shall pay their respective share of the... taken for said year in direct proportion to the portion for which... rent is paid by lessor or said year. Should lessor fail to pay the... and believe that the amount of such payments to lessor during the... period aforesaid, lessor may at any time thereafter, but in no... obligated hereunder to pay the same and any interest or... penalty thereon, if any, resulting from said non-payment and the... amount as paid by lessor shall be deemed so much additional... amount payable with the annual assessment next due hereafter, or, if... the said lease has not already expired, then shall be deemed... immediately owing by lessor to lessor. Lessor's right to pay any... general real estate tax or other assessment shall be deemed to... so to do shall not be deemed to be lessor's sole remedy by reason of... lessor's failure to pay such taxes and shall be deemed conclusively with and not... mutually exclusive of all other remedies.

lessor shall have the right to file an own cost and expense... to such payments of such general real estate taxes under protest as... to rate and assessment and to file appropriate proceedings to... alterations reductions in the rate of the tax rate or assessment... provided that lessor shall not be deemed to have accepted any... agrees to have in whole or in part any damage or loss, including... attorney's fees and costs, including or resulting from such action or... proceedings, no matter how caused, lessor agrees to reasonably... cooperate with lessor in the event any such protest is filed. In... such proceedings by lessor, however, shall affect the obligation of... the lessor to pay the amount of any tax bill prior to the date said... payment is due. However, no action or omission by lessor relative... to any such protest of lessor shall in any way or under any... circumstances, constitute the result of any such protest... affect lessor's obligation to pay any general real estate tax... required by this lease or create any liability of lessor to lessor... or constitute grounds for termination of this lease.

lessor covenant and agree to pay to lessor or lessor's... agent on the first day of each month, beginning with the month... of July, 1983, and ending with the month of June, 1990, the amount... necessary to establish and maintain a reserve for the payment of...

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- A. At any time Lessee is not in default in the performance of its obligations hereunder, Lessee may exercise Lessee's Option by giving Lessor not less than three (3) months prior written notice of its election to exercise Lessee's Option, together with a cashier's or certified check payable to Lessor in the amount of \$50,000 as earnest money and together with four (4) executed copies of a Real Estate Sale Contract in the form attached hereto as Schedule "A". The earnest money shall be applied to the purchase price at closing. There shall be no obligation on the part of Lessor to execute the said Real Estate Sale Contract; the delivery thereof shall serve as notice of exercise of Lessee's Option and not the creation of a separate executing right. Title to the premises shall be conveyed to Lessee by Special Corporate Warranty Deed. Prior to execution and delivery by Lessee of said Real Estate Sale Contract, Lessee shall complete Paragraph 5 thereof by inserting the closing date, and date said Real Estate Sale Contract as of the date it is sent to Lessor.
- B. Anything in Subparagraph "A" of this Paragraph 22 to the contrary notwithstanding, to the extent Lessor has received net condemnation proceeds pursuant to Paragraph 14 above, the purchase price for the premises shall be reduced by a sum equal to such net condemnation proceeds. Lessee's Option shall remain in full force and effect notwithstanding the commencement of condemnation proceedings or any offer to purchase received by either Lessor or Lessee with respect to condemnation.
- C. Lessee shall not, without the written consent of Lessor, assign or transfer its rights to Lessee's Option to any other person or entity except Bruce Kaufman.
- D. If Lessee serves notice of exercise of Lessee's Option and thereafter fails to consummate the purchase

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thereunder, the earnest money shall be retained by Lessor as liquidated damages and not as a penalty, and Lessee shall be free to exercise Lessee's Option again at any time prior to the termination of this Lease.

E. Lessee's Option shall terminate upon the termination of this Lease.

F. The purchase price shall be:

1. During the first two lease years: \$450,000.00
2. During the third lease year: \$477,000.00
3. During the fourth lease year: \$481,500.00
4. During the fifth lease year: \$486,000.00

23. The parties represent to one another and the party through whom any such claim is made agrees to defend and hold the other party harmless from and against any loss, cost or expense therefrom that no broker or finder was involved in this transaction or entitled to a fee for this transaction.

24. In the event of any transfer, assignment or subletting pursuant to Paragraph 8 above, the Lessee shall remain liable to Lessor for all its obligations hereunder as though no such transfer, assignment or subletting had occurred.

25. In every instance where it shall be necessary or desirable for Lessee to serve any notice or demand upon Lessor, it shall be sufficient (a) to deliver or cause to be delivered to Lessor a written or printed copy thereof, or (b) to send a written or printed copy thereof by United States certified mail, postage prepaid, at: 80 Field Point Road, Greenwich, Connecticut 06830. Both such notices shall be made with a copy to Stuart C. Unger, Jr., c/o Abramson & Fox, One East Wacker Drive, Suite 3800, Chicago, Illinois 60601.

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The amount of the earnest money shall be retained by the lessor as liquidated damages and not as a penalty, and the lessor shall be free to exercise his/her right to retain the earnest money in the event of a default by the lessee.

B. Lessee's option shall terminate upon the expiration of this lease.

F. The purchase price shall be:

- 1. During the first two lease years: \$450,000.00
- 2. During the third lease year: \$417,000.00
- 3. During the fourth lease year: \$421,000.00
- 4. During the fifth lease year: \$428,000.00

23. The parties represent to one another and the party through whom any such claim is made to be true and hold the other party harmless from and against all loss, cost or expense, including but not limited to attorney's fees, in this transaction or in the enforcement of this lease.

24. In the event of any transfer, assignment or subleasing pursuant to paragraph 23 above, the lessee shall remain liable to lessor for all the obligations hereunder as though no such transfer, assignment or subleasing had occurred.

25. In every transfer where it shall be necessary or desirable for lessee to serve any notice or demand upon lessor, it shall be sufficient (a) to deliver or cause to be delivered to lessor a written or printed copy thereof, or (b) to send a written or printed copy thereof by United States certified mail, postage prepaid, to 83 Field Point Road, Glenview, Illinois 60025. Each such notice shall be made with a copy to Edward C. Unger, Jr., c/o Abraham & Fox, One East Wacker Drive, Suite 3800, Chicago, Illinois 60601.

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26. Lessee shall deposit with Lessor the sum of Eight Thousand Dollars (\$8,000.00), payable in six (6) installments of \$1,333.33 each, the first installment being due August 1, 1985 and the remaining installments being due on the first day of each month thereafter through and including January 1, 1986, not as rent, but to secure the faithful performance by Lessee of all of its covenants under this Lease. The said security deposit may be applied to curing any default by Lessee that may exist, without prejudice to any other remedies which Lessor may have on account thereof, and upon such application, Lessee shall pay to Lessor on written demand the amount so applied which shall be added to the security deposit to restore it to its original amount. If Lessee shall faithfully perform all of its covenants under this Lease, the deposit shall be returned to Lessee without interest no later than thirty (30) days after the expiration of the term of this Lease by passage of time, provided Lessee has vacated the premises and surrendered possession thereof to Lessor in accordance with the terms of this Lease.

27. Lessee agrees and understands that it is to pay all utilities, including electric, heat, water, and to pay its own scavenger service, and Lessee further agrees and acknowledges that it is to provide its own maintenance including maintenance for the heating and cooling unit for the premises. Lessee is also to maintain all windows and glass in the premises.

28. The premises contain their own heating and cooling system. Lessee shall furnish its own heat and cooling at its own expense and maintain and repair said heating and cooling systems delivering same back to Lessor at the expiration of the term hereof in the same condition as it was in at the commencement of this Lease, ordinary wear and tear excepted.

29. In the event that the Lessee fails at any time during the term hereof or any extension or renewal thereof to maintain in full force and effect the Dram Shop Insurance required to be carried pursuant to Paragraph 20 above, the Lessor shall have the right, without notice to Lessee, to institute an action in equity and obtain an immediate preliminary, temporary or permanent injunction (mandatory or otherwise) for the cessation of Lessee's business in the premises until said Dram Shop Insurance for the premises is

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36. Lessee shall deposit with lessor the sum of Eight Thousand Dollars (\$8,000.00), payable in six (6) installments of \$1,333.33 each, the first installment being due August 1, 1985 and the remaining installments being due on the first day of each month thereafter through and including January 1, 1986, not as rent, but to secure the fulfillment of the terms of this lease. The said security deposit may be applied to any amount due which Lessee may have on account thereof, and upon such application, Lessee shall pay to Lessor on written demand the amount so applied which shall be added to the security deposit to restore it to the original amount. If Lessee shall voluntarily perform all of the covenants under this lease, the deposit shall be returned to Lessee without interest no later than thirty (30) days after the expiration of the term of this lease in writing of time. Provided Lessee has vacated the premises and returned possession thereof to Lessor in accordance with the terms of this lease.

37. Lessee agrees and understands that it to pay all utilities, including electric, heat, water, and to pay the cost of sewer service, and Lessee further agrees and acknowledges that it is to provide the maintenance including replacement for the heating and cooling unit for the premises. Lessee is also to maintain all windows and doors in the premises.

38. The premises contain their own heating and cooling system. Lessee shall furnish its own fuel and cooling at its own expense and maintain and repair said heating and cooling system following same back to Lessor at the expiration of the term hereof at the same condition as it was in at the commencement of this lease, ordinary wear and tear excepted.

39. In the event that the Lessee fails at any time during the term hereof to pay or to make provision for payment of the taxes and other charges required to be carried forward in paragraph 10 above, the Lessor shall have the right without notice to Lessor, to institute an action in equity and obtain an immediate preliminary, temporary or permanent injunction (restraining or otherwise) for the cessation of Lessee's failure to pay the taxes and other charges for the premises as

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obtained and Lessee hereby specifically consents to the entry of any such injunction.

30. This Lease and Lessee's rights hereunder are and shall always, throughout the term hereof, be subordinated to the lien of any mortgage or mortgages, trust deed or trust deeds upon the premises, and the Lessee covenants and agrees to execute and deliver upon written demand of Lessor further instruments subordinating this Lease to the lien of any mortgage, mortgages, trust deed or trust deeds or attorning to the holder of the Note or Notes secured by any lien as shall be desired by the Lessor or any mortgagees or proposed mortgagees or trustees under trust deeds. Lessor shall use its best efforts to obtain from the holder of each such mortgage lien, a letter addressed to Lessee stating in substance that the possession by the Lessee of the premises herein shall not be disturbed by a default under said mortgage or trust deed, provided that the Lessee is not in default under the terms of this Lease.

31. If, on account of any breach or default by Lessee in Lessee's obligations under the terms and conditions of this Lease, it shall become necessary or appropriate for Lessor to employ an attorney to enforce or defend any of Lessor's rights or remedies hereunder, Lessee agrees to pay any reasonable attorney's fees so incurred by Lessor.

32. At the date hereof, two mechanic lien claims have been filed of record by Sidby Construction Co. (recorded as document numbers 25739524 and 26135191). The execution of this Lease by Lessor does not constitute an approval of such claims and Lessee shall be liable to Lessor for all damages, losses, costs and expenses incurred by Lessor in connection with said claims, including reasonable attorney's fees.

33. It is understood and agreed that this Lease is a Net Absolute Lease. Lessee has agreed to pay all taxes and assessments as set forth in Paragraph 21 above; to carry, at Lessee's expense, the insurance set forth in Paragraph 20 above; and to bear all costs of maintaining and repairing the premises. The foregoing is set forth in order to clarify that the Fixed Rent due hereunder shall be paid to Lessor without reduction or diminution of any kind.

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obtained and lessor hereby specifically consents to the entry of any such instrument.

30. This lease and lessor's rights hereunder are and shall always, throughout the term hereof, be subject to the lien of any mortgage or other lien which may be placed upon the premises, and the lessor covenants and agrees to execute and deliver upon written demand of the lender or mortgagee, or upon the lease to the lien of any mortgage, trust deed or other debt or accruing to the holder of the Note or Notes secured by any lien as shall be defined by the holder of any mortgage or trust deed or instrument of trust or other debt, lessor shall use its best efforts to obtain from the holder of such debt such lien, a letter addressed to lessor setting forth a statement that the possession by the lessor of the premises shall not be disturbed by a default under any mortgage or other debt, provided that the lease is not in default under the terms of this lease.

31. If on account of any default or default by lessor in lessor's obligations under the terms and conditions of this lease, it shall become necessary or appropriate for lessor to employ an attorney to enforce or defend any of lessor's rights or remedies hereunder, lessor agrees to pay any reasonable attorney's fees as incurred by lessor.

32. At the date hereof, the records filed in Cook County, Illinois, show that the lease hereof is recorded as document number 15739224 and 15739225. The execution of this lease by lessor does not constitute an admission of any claim and lessor shall be liable to lessor for all damages, losses, costs and expenses incurred by lessor in connection with said claims, including a reasonable attorney's fee.

33. It is understood and agreed that this lease is a lease Absolute. Lessor has agreed to pay all taxes and assessments as set forth in Paragraph 23 above to carry, at lessor's expense, the franchise set forth in Paragraph 20 above and to bear all costs of maintaining and restoring the premises. The foregoing is set forth in order to clarify that the lessor shall be paid to lessor without reduction or deduction of any kind.

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34. As additional Fixed Rent, Lessee shall pay to Lessor the sum of \$4,585.00 per month on the first day of each month for six (6) months commencing ~~September 1, 1985~~ and ending ~~February 1, 1986~~.

November

April

IN WITNESS WHEREOF, the parties hereto have hereby set their hands and seals this 13th day of June, 1985.

LESSOR:

LESSEE:

NORSEC COOK, INC.,
a Delaware Corporation

CREATIVE CUISINE, INC., d/b/a
The Rib Exchange, an Illinois
corporation

BY: *Jennifer Riddle*
its Vice President

BY: *Steve Kaufman*
its President

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CONDITIONS AND STIPULATIONS
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1. Seller shall deliver or cause to be delivered to Purchaser or Purchaser's agent, not less than 5 days prior to the time of closing, ~~the plot of survey (if one is required to be delivered under the terms of this contract) and~~ a title commitment for an owner's title insurance policy issued by the Chicago Title Insurance Company in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the general exceptions contained in the policy, (b) the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions). The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) and unpermitted exceptions ~~or defects in the title disclosed by the survey, if any,~~ as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below.

2. If the title commitment ~~or plot of survey (if one is required to be delivered under the terms of this contract)~~ discloses either unpermitted exceptions ~~or survey matters that render the title unmarketable (herein referred to as "survey defects")~~, Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment ~~or to correct such survey defects~~ or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions ~~or survey defects~~, and, in such event, the time of closing shall be 35 days after delivery of the commitment or the time expressly specified in paragraph 5 on the front page hereof, whichever is later. If Seller fails to have the exceptions removed ~~or correct any survey defects~~, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions ~~or survey defects~~ within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as it then is with the right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further action of the parties.

3. ~~Rents, premiums under assignable insurance policies, water and other utility charges, fuel, prepaid service contracts, general taxes, accrued interest on mortgage indebtedness, if any, and other similar items shall be adjusted ratably as of the time of closing. If the amount of the current general taxes is not then ascertainable, the adjustment thereof, except for that amount which may accrue by reason of new or additional improvements shall be on the basis of the amount of the most recent ascertainable taxes. The amount of any general taxes which may accrue by reason of new or additional improvements shall be adjusted as follows:~~ The premises are subject to the Lease described above and there shall be no prorations other than rent under said Lease.

All prorations are final unless provided otherwise herein. Existing leases and assignable insurance policies, if any, shall then be assigned to Purchaser. Seller shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois, and shall furnish any declaration signed by the seller or the seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax. Such tax required by local ordinance shall be paid by the Purchaser.

4. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

5. If this contract is terminated without Purchaser's fault, the earnest money shall be returned to the Purchaser, but if the termination is caused by the Purchaser's fault, then at the option of the Seller and upon notice to the Purchaser, the earnest money shall be forfeited to the Seller and applied first to the payment of Seller's expenses and then to payment of broker's commission; the balance, if any, to be retained by the Seller as liquidated damages.

~~6. At the election of Seller or Purchaser upon notice to the other party not less than 5 days prior to the time of closing, this sale shall be closed through an escrow with Chicago Title and Trust Company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by Chicago Title and Trust Company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract, and the earnest money shall be deposited in the escrow. The cost of the escrow shall be divided equally between Seller and Purchaser. (Strike paragraph if inapplicable.)~~

7. Time is of the essence of this contract.

8. Any payments herein required to be made at the time of closing shall be by certified check or cashier's check, payable to Seller.

9. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

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SCHEDULE "1"

Lot 2-B being part of Lot 2 in T & C Commercial, Unit No. 3, being a Resubdivision of Lot 2 in T & C Commercial, Unit No. 1, being a Subdivision of part of the Southwest quarter of Section 9, Township 41 North, Range 10 East of the Third Principal Meridian, in the Village of Schaumburg, in Cook County, Illinois, excepting that part thereof described as follows:

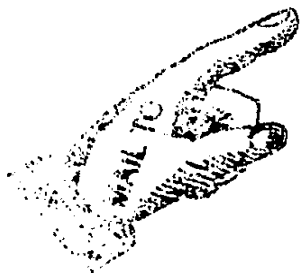
Beginning at the Northeast corner of said Lot 2; thence Southward along the East line of said Lot 2, S 3° 00' 15" E, a distance of 243.28 feet to the Southeast corner of said Lot 2; thence Westward along the South line of said Lot 2, S 86 degrees 59' 45" W, a distance of 164.76 feet; thence Northward along a line being parallel with the West line of said Lot 2, N 00 degrees 40' 44" E, a distance of 199.78 feet to a point on the Northerly line of said Lot 2, being the southerly right-of-way line of Higgins Road; thence Eastward along the said Northerly line, S 71 degrees 59' 46" E, a distance of 155.87 feet to the point of beginning.

PIN: 07-09-301-023

After recording, please mail to: Michael J. Stone
Lord, Bissell & Brook
115 South LaSalle Street
Chicago, IL 60603

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DEPT-01 \$29.50
T#0002 TRAN 0796 02/17/87 14:11:00
#2222 # C *-87-093180
COOK COUNTY RECORDER

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EXHIBIT 11

Lot 2-B being part of Lot 1 and 2 Commercial, Unit No. 1, being a subdivision of Lot 1 and 2 Commercial, Unit No. 1, being a subdivision of part of the quarter section of Section 10 Township 41 North, Range 10 East of the Third Principal Meridian in the Village of Schaumburg, in Cook County, Illinois, excepting that part thereof described as follows:

beginning at the northeast corner of said lot 2; thence southward along the east line of said lot 2, S 87° 00' 00" E, a distance of 247.32 feet to the southeast corner of said lot 2; thence westward along the south line of said lot 2, S 87° 00' 00" E, a distance of 104.75 feet thence northward along a line being parallel with the west line of said lot 2, N 89° 00' 00" E, a distance of 100.00 feet to a point on the northerly line of said lot 2; thence along the northerly line of said lot 2, N 89° 00' 00" E, a distance of 152.81 feet to the point of beginning.

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COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, ILL. 60602
TEL. 312-442-2000

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In consideration of the nature of the lease by the Lessor... the undersigned Lessor hereby sells, transfers, conveys and assigns into...

WITNESS the hand and seal of the maker... MORRIS COOPER

ASSIGNMENT BY LESSOR

For value received, the undersigned Lessor hereby sells, transfers, conveys and assigns into... together with all the Heats, Taxes and just and lawful charges...

Dated... 19...

ASSIGNMENT BY LESSEE

For value received, the undersigned Lessee hereby assigns all the Lessor's right, title and interest in and to the above lease... and for no other purpose.

Dated... 19...

APPROBATION BY LESSOR'S ASSIGNMENT

In consideration of the above assignment and the written contract of the lease... the undersigned Lessor hereby consents to the assignment...

Dated... 19...

COMMENT TO LESSEE'S ASSIGNMENT

The Lessor hereby consents to the above Assignment upon the express condition that the Original Lessor shall remain liable for the prompt payment of the Heat and the keeping and performance of all conditions and covenants of the lease...

Dated... 19...

STORE LEASE PERCENTAGE RENTAL
Lessor: MORRIS COOP, INC.
a Delaware corporation
Lessee: CREATIVE SYSTEMS, INC.
a/b/a The Rib Exchange
Premises:
Term:
From:
To:
Rent per Month, \$
Rent per Annum, \$
Rent per Term, \$

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6/20/2014