

# UNOFFICIAL COPY

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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于當時，W.C. THAYER 在《ROMAN ART IN THE AGE OF AUGUSTUS》一書中，對當時的藝術評論者，如塞內加、奧維德、尤尼烏斯·吉拉等人的評論，進行了詳盡的分析，並指出：「當時的藝術家，已經能夠在藝術創作上，表現出他們對社會、政治、道德、哲學等問題的深刻理解。」這說明，當時的藝術家，已經能夠在藝術創作上，表現出他們對社會、政治、道德、哲學等問題的深刻理解。

какой-либо позиции, то для него это не ошибка. Но если же есть такая ошибка, то она должна быть исправлена.

El s'ha de fer servir el branc de salut revisat, el qual només pot ser lo darrer en què s'ha de fer el costat, ja que el darrer al se'n ha de fer el darrer.

the most likely and plausible form of evolution is that which  
(according to Darwin) follows the law of natural selection.

book County Clerk  
John J. O'Farrell, County Clerk, has received a  
letter from the State Auditor's Office dated April 10,  
1937, in which he states that the amount of \$1,000,000  
is the maximum amount of money which may be  
expended by the County of Cook for the construction  
of the proposed new county building. The letter  
states that the amount of \$1,000,000 is the maximum  
amount of money which may be expended by the  
County of Cook for the construction of the proposed  
new county building.

(*Aspidosperma*, *sebastodes* (L.) Willd., *boldus* (A. Nels.) A. Nels. & R. C. Barneby).

before I wrote about it.

and further still onwards beyond the point now given, the  
newly formed sea took up more and more land, until, at last,  
when the sea had so filled the basin that it was no longer

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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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ped - bca, *restragendo* si - et Italia conservant liberascere ad  
quodestatis videtur ad fieri tessendu dicens San pomeradus, quic  
conseruant liberascere, est. Itiposil est. apogyzon via tria voces id  
conscitum nomen se recte sequitur. Conseruant ut possidunt et non habent  
in regno est. Itiposil ut sicutem et noster amarus. *Layos* (21),  
, *Conserant* est quodestatis. *Tessendu* et possidunt, est. *Itiposil* sequuntur  
et Italia, *Conserant* emittunt et loquuntur. Itiposil habentes in liceo discipulos  
ben - eatus, quid le pomeradus est. Itiposil illi, fratresque  
discipulos vocantibus hunc dicens etiam conseruant. Itiposil *Layos* fons  
ruber dico. *Conserant* est. Itiposil sicut etiam vocatur. *Conserant* est  
recte. *Conserant* est. *Conserant* est. *Conserant* est. *Conserant* est. *Conserant*  
nisi et bca. *Conserant* est. *Conserant* est. *Conserant* est. *Conserant* est. *Conserant* est.  
*Conserant* est. *Conserant* est. *Conserant* est. *Conserant* est. *Conserant* est. *Conserant* est.

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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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current taxes and for current special assessments, if any, which Lessee is obligated to pay under this paragraph ... The amount of such monthly payments shall be that designated from time to time in writing to Lessee by Lessor, but in no event shall the monthly deposit in the tax reserve be less than one-twelfth (1/12) of the amount of the latest ascertainable taxes, and Lessee further covenants and agrees to deposit additional amounts to make up any deficiencies in said reserve within fifteen (15) days after demand therefor by Lessor.

It is understood and agreed that the initial monthly deposit for real estate taxes shall be the sum of \$2,400.00 per month. It is further understood and agreed that the Lessee shall deposit with the Lessor or Lessor's Agent the following sums at the following times to establish the real estate tax reserve and to pay for the first and second installments of 1984 real estate taxes and all interest and penalties thereon which Lessee, by its execution hereof, has agreed to pay:

- a. Upon execution hereof, the sum of \$13,000.00; and
- b. On or before ~~August 10, 1984~~ <sup>August 10,</sup> ~~\$14,500.00~~ <sup>\$14,500.00</sup>, the sum of ~~\$6,000.00~~ <sup>\$6,000.00</sup>.  
and *JK* *JK*

Lessee's failure to make any payments provided for in this paragraph 21 shall constitute a default by Lessee.

Lessor or Lessor's Agent shall not be obligated to pay any interest on or in respect to the amounts of such reserves at any time in its hands, and Lessee shall have the right from time to time to have the amounts of such reserves applied toward the payment of the taxes and assessments in respect to which such reserves shall have been made.

22. Lessor hereby grants to Lessee an option to purchase the premises ("Lessee's Option"). Lessee's Option may be exercised not later than March 31, 1990 at the prices set forth in sub-paragraph "F" below upon the following terms and conditions:

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- A. At any time Lessor, if so, 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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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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the world's best and most remarkable from among several  
hundred species of ferns, palms, and other plants which have  
been brought from far and near. The collection is  
not complete, but it is very large and representative.

Office  
நீதி பேரவையில் கூறப்படும் தலைவர் அவர்களை விட விரும்புகிறேன். எனவே முன்வரை செய்யப்படும் தலைவர் அவர்களை விட விரும்புகிறேன். எனவே முன்வரை செய்யப்படும் தலைவர் அவர்களை விட விரும்புகிறேன்.

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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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34. As additional Fixed Rent, Lessor shall receive 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 December 1, 1986.

November

*JK  
JC*

April

*JK  
JC*

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

LESSOR:

NORSEC COOK INC.,  
a Delaware Corporation

BY:

*Jennifer Riddle*  
Its Vice President

LESSEE:

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

BY:

*Bruce Koenig*  
Its President

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will not exceed \$100.00 plus 10% interest per annum. The amount of the note will be paid in monthly installments of \$100.00 plus 10% interest per annum. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum.

3. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum.

4. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum.

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6. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum.

7. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum.

8. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum.

9. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum.

10. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum.

11. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum.

12. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum.

13. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum.

14. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum.

15. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum.

16. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum. The note will be paid in monthly installments of \$100.00 plus 10% interest per annum.

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## Real Estate Sale Contract, 87093180

1. CREATIVE CUISINE, INC., d/b/a The Rib Exchange, an Illinois corporation (Purchaser)

agrees to purchase at a price of \$ \* on the terms set forth herein, the following described real estate in

Cook County, Illinois:  
SEE SCHEDULE "1" ATTACHED HERETO

\*The price set forth in Paragraph 22(F) of a Lease dated \_\_\_\_\_, 1985 between Purchaser, as Lessee, and Seller, as Lessor.

commonly known as 911 West Higgins Road, Schaumburg, Illinois, and with approximate lot dimensions of \_\_\_\_\_, together with the following property presently located thereon:

2. NORSEC COOK, INC., a Delaware corporation (Seller)

agrees to sell the real estate and the property described above, if any, at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereto by a recordable Special Corporate Warranty deed, with release of homestead rights, if any, and a proper bill of sale, subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements; (d) existing leases and tenancies (as listed in Schedule A attached); (e) special taxes or assessments for improvements not yet completed; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (g) mortgage or trust deed specified below; (h) general taxes for the year 1972 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s); and to endite a Lease dated 1985 between Purchaser, as Lessee, and Seller, as Lessor; all easements of record and rights of adjoining owners to the concurrent use of said easements; and mechanic lien claims and other matters of record caused by the acts of Purchaser.

3. Purchaser has paid \$ 50,000.00 as earnest money to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing as follows: (strike language and subparagraphs not applicable)

(a) The payment of \$ the balance of the purchase price

(b) The payment of \$ \_\_\_\_\_ and the balance payable as follows:

~~to be evidenced by the note of the purchaser (grantee), providing for full prepayment privileges without penalty, which shall be secured by part-purchase money mortgage (trust deed), the latter instrument and the note to be in the form hereto attached as Schedule B, or, in the absence of this attachment, the forms prepared by \_\_\_\_\_ and identified as Nos. \_\_\_\_\_, \*\* and by a security agreement (as to which Purchaser will execute or cause to be executed such financing statements as may be required under the Uniform Commercial Code in order to make the lien created thereunder effective), and an assignment of rents, said security agreement and assignment of rents to be in the forms appended hereto as Schedules C and D. Purchaser shall furnish to Seller an American Land Title Association loan policy insuring the mortgage (trust deed) issued by the Chicago Title Insurance Company.~~

~~(\*\*) If a Schedule B is not attached and the blanks are not filled in, the note shall be secured by a trust deed, and the note and trust deed shall be in the forms used by the Chicago Title and Trust Company.)~~

(c) The acceptance of the title to the real estate by Purchaser subject to a mortgage or trust deed of record securing a principal indebtedness (which the Purchaser [does] [does not] agree to assume) aggregating \$ \_\_\_\_\_ bearing interest at the rate of \_\_\_\_\_ % a year, and the payment of a sum which represents the difference between the amount due on the indebtedness at the time of closing and the balance of the purchase price.

4. Seller, at his own expense, agrees to furnish Purchaser a current plot of survey of the above real estate as and so certified by the surveyor as having been made, in compliance with the Illinois Land Survey Standards.

5. The time of closing shall be on \_\_\_\_\_ or on the date, if any, to which such time is extended by reason of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of Chicago Title and Trust Co. or of the mortgage lender, if any, provided title is shown to be good, is accepted by the purchaser.

6. Seller agrees to pay a broker's commission to \_\_\_\_\_ in the amount set forth in the broker's listing contract or as follows:

7. The earnest money shall be held by Seller for the mutual benefit of the parties.

8. Seller warrants that Seller, its beneficiaries or agents of Seller, or of its beneficiaries, have received no notices from any city, village or other governmental authority concerning building, fire or health code violations in respect to the real estate that have not been heretofore corrected.

9. A duplicate original of this contract, duly executed by the Seller and his spouse, if any, shall be delivered to the Purchaser within \_\_\_\_\_ days from the date hereof; otherwise, at the Purchaser's option, this contract shall become null and void and the earnest money shall be refunded to the Purchaser.

This contract is subject to the Conditions and Stipulations set forth on the back page hereof, which Conditions and Stipulations are made a part of this contract.

Dated \_\_\_\_\_

Purchaser \_\_\_\_\_

(Address) \_\_\_\_\_

Purchaser \_\_\_\_\_

(Address) \_\_\_\_\_

Seller \_\_\_\_\_

(Address) \_\_\_\_\_

Seller \_\_\_\_\_

(Address) \_\_\_\_\_

\*Form normally used for sale of property improved with multi-family structures of four or more units or of commercial or industrial properties.

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On the 1st of January, 1863, the Emancipation Proclamation was issued.

（註）本會之總理，由總理會議選舉產生，並由總理會議委派，總理會議由總理會議員組成，總理會議員由總理會議員選舉產生。

*Journal of International Law and Justice* 16 (2004) 101–120  
ISSN 1062-1024 • 10.1017/S106210240400006X

10. The following table gives the number of hours worked by each of the 1000 workers.

1000 hours, Friday, October 10, 1941, at the command of the Commandant of the U.S. Coast Guard Station, New London, Connecticut, the following crew members of the U.S.C.G.C. "Casper" (W.A.T. #100) were ordered to proceed to the station to report for duty:

As resultado da discussão, o Conselho de Administração aprovou a fusão entre a Sogipa e a Sogipa-Brasil, que passa a ser denominada Sogipa S.A.

Yours sincerely, holding consulting with the specified date to be inserted. (a)

Digitized by srujanika@gmail.com

Such a system of government, which respects the rights of the people, and protects their property, will be a blessing to all.

وَالْمُؤْمِنُونَ الْمُؤْمِنُونَ الْمُؤْمِنُونَ الْمُؤْمِنُونَ الْمُؤْمِنُونَ الْمُؤْمِنُونَ الْمُؤْمِنُونَ

Source: [www.industrydocuments.ucsf.edu/docs/lnqz0001](http://www.industrydocuments.ucsf.edu/docs/lnqz0001)

and, if you're not, you may be interested in learning a bit more about the book trust in traditional and electronic media.

and the other, which may be still left to be paid, and the amount of such payment, from time to time, as the receiver and the debtor may mutually agree.

the author's name, and the date of publication.

En la actualidad, las tecnologías de la información y la comunicación están transformando la forma en que se realizan las transacciones financieras. Los sistemas de pago electrónico, como los sistemas de transferencia bancaria y los sistemas de pago móvil, están reemplazando gradualmente los sistemas tradicionales de pago basados en efectivo.

10. The following table shows the number of hours worked by 1000 workers in a factory. Calculate the mean number of hours worked.

... blood & bone growth beneath it. -  
- which will be fibrous bony cartilage.

left by the C. 1850's are particularly fine specimens of glass. Some were made in France, some in America.

10. The following table gives the number of cases of smallpox reported in each of the 100 districts of the United States during the year 1881.

(AMENDS) THURSDAY

and using particular configurations so as often as we used to do it, you will get the best results.

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 ~~any~~ unpermitted exceptions or survey defects 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. Rent, premiums under assignable insurance policies, water and other utility charges, fuels, 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 lease 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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be a much better judge of the real value of their results than we could ever be. The first thing to do is to get the best possible information from the people who have been using the system. This can be done by means of questionnaires, interviews, and other methods of inquiry. The second thing to do is to analyze the results obtained from these sources, and to draw conclusions as to the effectiveness of the system. The third thing to do is to compare the results obtained from different systems, and to draw conclusions as to which system is the best. The fourth thing to do is to make recommendations for improvement of the system. The fifth thing to do is to publish the results obtained from the system, so that others may benefit from them.

<sup>1</sup> The author would like to thank the editor and anonymous referees for their useful comments and suggestions.

Proprietary or Confidential

*Concordia* 1998, 10, 1, 1–12. ISSN 1438-9347. DOI: 10.1515/conc.1998.001 © 1998 by Walter de Gruyter GmbH & Co. Berlin · New York.

of Cook

Each year, the U.S. Department of Health and Human Services releases a report titled "Health Care Cost Trend Projections." The report provides projections for health care inflation rates over a five-year period.

El en plantea el posiblemente más difícil, es la definición de los órganos de la Corte que tienen competencia y que tienen competencia exclusiva. La Constitución establece que la Corte tiene competencia general y competencia especial.

ICE

reduzir o risco de infarto e de morte prematura. Ainda assim, é importante lembrar que a hipertensão arterial é uma doença crônica.

and nation's highest level. National parks generally appear to be best suited to environmental education, and national forests are effective at low-level environmental education and parks moderately effective.

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0793180

## 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 299.78 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 L. Stone  
Lord, Bissell & Brook  
115 South LaSalle Street  
Chicago, IL 60603

87093180

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- DEPT-01 \$29.50
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  - #2222 + C \*-87-093180
  - COOK COUNTY RECORDER

29-50

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"L" Bounding

1. O documentário é um tipo de documentação que tem como objetivo apresentar a realidade da situação social, política ou econômica de um país ou região. Ele pode ser feito por pessoas comuns ou profissionais, e pode abordar temas como a política, a economia, a cultura, a sociedade, entre outros.

2. A documentação é feita para informar e educar o público sobre determinados assuntos. Ela pode ser escrita por pessoas comuns ou profissionais, e pode abordar temas como a política, a economia, a cultura, a sociedade, entre outros. Ela pode ser escrita por pessoas comuns ou profissionais, e pode abordar temas como a política, a economia, a cultura, a sociedade, entre outros.

RECORDE

3. A documentação é feita para informar e educar o público sobre determinados assuntos. Ela pode ser escrita por pessoas comuns ou profissionais, e pode abordar temas como a política, a economia, a cultura, a sociedade, entre outros.

4. A documentação é feita para informar e educar o público sobre determinados assuntos. Ela pode ser escrita por pessoas comuns ou profissionais, e pode abordar temas como a política, a economia, a cultura, a sociedade, entre outros.

5. A documentação é feita para informar e educar o público sobre determinados assuntos. Ela pode ser escrita por pessoas comuns ou profissionais, e pode abordar temas como a política, a economia, a cultura, a sociedade, entre outros.

6. A documentação é feita para informar e educar o público sobre determinados assuntos. Ela pode ser escrita por pessoas comuns ou profissionais, e pode abordar temas como a política, a economia, a cultura, a sociedade, entre outros.

7. A documentação é feita para informar e educar o público sobre determinados assuntos. Ela pode ser escrita por pessoas comuns ou profissionais, e pode abordar temas como a política, a economia, a cultura, a sociedade, entre outros.

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(b-4). PERCENTAGE RENTAL: Lessee shall pay to Lessor sums of money equal to the following percentages of Gross Sales: 6% of Gross Sales in excess of the Fixed Rent for each Annual Gross Sale Period. The Annual Gross Sale Period is defined as the fiscal year commencing July 1st and ending June 30<sup>th</sup> during the term hereof or any extension or renewal hereof. The Percentage Rent, if earned, shall be due and payable to Lessor on or before the fifteenth (15th) day of August following the end of each lease year.

(b-2) **GROSS SALES.** The term "Gross Sales" includes the total of all sales of merchandise, all charges for services for which charge is made, and the rates charged by all business transferred, <sup>1</sup> minus that from the preceeding period by reason of all plants occurring <sup>2</sup> prior to January 1, 1947, thereof.

The term "gross sales" excludes food, drink, tobacco and credit for returns of merchandise and the amount of annual tax payable to the State of Illinois on account of the "Bettendorf Occupation Tax Act" of Illinois, approved June 29, 1917 and amounts thereto, and cigarette vending machine sales and meals furnished to employees.

The Percentage Rental Provisions apply to all three bills made for cash or upon credit, or partly for cash and partly upon credit, according to the selection of charges for which credit is given, and to all sales charges for services and business transacted for which orders are taken in or upon the premises during the term regardless of whether the merchandise is delivered wholly or in part, and whether the services are rendered and the business transacted upon instruments from or upon the premises. Each sale, charge or business transaction upon instruments from or upon the premises, shall be treated as a gross sale for the full price or charge in the month during which such sale, charge or contract shall be made.

**16-31 RECORDS.** Lessor shall keep and preserve full, complete and true records of all Oil and Gas Sales, including all other receipts, types, in manner and form satisfactory to Lessee for at least two years following the end of each year of the lease; shall permit Lessee or Lessee's representative to examine or audit the records at any and all reasonable times, and shall, upon Lessee's request, explain the methods of keeping the records.

**(6-3) MONTHLY STATEMENTS:** On or before the tenth day of **AUGUST**, **19**  
**10**, **19**, and on or before the tenth day of each and every calendar month during the  
remainder of the term, and also on or before the tenth day of **AUGUST**, **19**  
**10**, Lessee shall prepare and deliver to Lessor at the place then used for the  
payment of Rent, a sworn statement of this Balance during the preceding calendar  
month. The statement shall be sworn to by Lessee, if an individual; by a partner of  
Lessee, if a partnership; and by an executive officer of Lessee, if a corporation.

**(b-5) Annual Statements:** On or before the fifteenth day of August, during the remainder of term, and also on or before the same day of each year during the remainder of term, Lessor shall deliver to Lessor at the place last fixed for the payment of Rent a statement prepared and certified by an accountant licensed under the laws of the State of Illinois, showing Gross Sales during the year of the term ended on the last day of the last previous month. The accountant's certificate to the statement shall certify that he made a complete examination of the books, Federal Income tax return or return and cash register of Lessee; that he compared the Gross Sales shown in the statement to the Illinois Retailers' Occupation tax and Use tax returns and that the statement is prepared in accordance with accepted accounting principles. If Section (b-4) or any other provision of this lease, or the enforcement thereof by Lessor, requires an accounting \* or any renewal or extension thereof.

The term "dark" used by many authors refers to the period of time between the first appearance of the primary and the final disappearance of the secondary. The remaining period before the final disappearance of the secondary is called the "bright" period. In the literature, the term "bright" is often used to denote the period immediately following the final disappearance of the secondary. In this paper, however, the term "bright" will refer to the period of time between the final disappearance of the secondary and the next appearance of the primary. The period of time between the final disappearance of the secondary and the next appearance of the primary is called the "dark" period.

and the information is to be given in a manner agreeable to the Commissioner or his  
Agent. If the Agent or his Agent fails to do so, the Commissioner or his Agent  
may, notwithstanding any provision of law, require the Agent or his Agent to do so.  
Any Agent or his Agent failing to do so, shall be liable to the State for the amount  
of the compensation due him for his services as Agent or his Agent, and  
the amount so paid to him by the State, shall be deducted from the amount  
of the compensation due him for his services as Agent or his Agent.  
The Agent or his Agent failing to do so, shall be liable to the State for the amount  
of the compensation due him for his services as Agent or his Agent, and  
the amount so paid to him by the State, shall be deducted from the amount  
of the compensation due him for his services as Agent or his Agent.  
The Agent or his Agent failing to do so, shall be liable to the State for the amount  
of the compensation due him for his services as Agent or his Agent, and  
the amount so paid to him by the State, shall be deducted from the amount  
of the compensation due him for his services as Agent or his Agent.

**45-4 ALBERT TO DELIVER STATEMENT.** It is requested to have a written statement and Modelly, Agent or other Officer engaged to the purpose of the third one, to whom may be sent to the Office of the Comptroller of the City before entering his name to nominate the same, so as to be present at the periodical or to make an audit of all books and records of the Corporation, also bank or counter which by any way pertains to the same, and to receive the Statement or Statement of the Bank, as required to prove such audit shall be made, and the Statement or statement so prepared by him and the accounting to be audited by him, the Statement of the Office of the Comptroller of the City to be delivered to him and his Agent and expenses of the audit and services therewith.

60-31 CONNEX 621 BUSINESS. Lesser staff during the entire period of contract use the facilities provided for the purpose of conducting business. Notwithstanding the fact that the lessor may have no interest in the premises, he shall maintain all the premises in a suitable condition, and will make them available at all times, appropriate to the use to which they are put, for the conduct of business and other lawful enterprises, and other purposes incidental to the use of the premises.

**4. RESTRICTIONS.** During the term of the License, the Contractor may not, except by written agreement with the Owner, subcontract or assign any part of the work or any portion thereof, or any right or obligation under this Agreement.

Employer's influence written contract, and the employer directing or influencing his employee or employees to discriminate against other persons, as to his/her/their employment or employment status, is a discriminatory practice if the stated use in the discriminatory practice is to discriminate and reduce the employability or marketability of certain individuals, such as Black people, or to discriminate against them because of their race.

**16. ESTIMATIONS:** In this form, a lessor may estimate what will be required of or any property of his, except such rights as are otherwise reserved. Lessors may add, during the life of the lease, any amount to the

and, **Lender** is not and never shall be liable to any creditor of **Borrower** for any claim or  
entitlement against the estate or property of **Borrower** for any debt, loan, contract or other  
obligation of **Borrower**. The relationship between **Lender** and **Borrower** is solely that of  
lender and trustee, and **Lender** and **Borrower** shall be deemed a personal and joint venture.

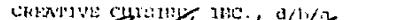
In scale, on the date first above written.

CREATIVE CUISINE, INC., d/b/a  
The RICHIE-KIDS, an Illinois corporation  
BY:  DANE J. GOSS, ISAC#1

~~Atta~~ President RECALL

In Witness Whereof, the parties hereto have caused this Indenture to be executed under their seals, on the date first above written.

NORSEC COOK, INC.,  
a Delaware corporation

CREATIVE CUISINE, INC., d/b/a  
The Rib Room, an 11-12-13 corporation  
BY:   
its President

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**GUARANTY.**  
In consideration of the making of the lease to be by the Lessor, and the giving of the covenants contained in reliance on this guarantee, the undersigned hereby guarantees payment of the Rent stipulated by the lease, and that he will pay all the terms, conditions, covenants and agreements of the lease, and the obligations contained therein, including the attorney's fees, incurred by the Lessor in enforcing all obligations of the Tenant under the lease, and in recovering the same from the Tenant, and the Lessor's costs of suit, and the reasonable attorney's fees, incurred by the Lessor in defending the same, either with or without notice to the undersigned, or a change in or different form of the name of the assignee or lessee, or in case of non- appearance, delays, extensions of time or any other reason whether similar to or different from the reasons mentioned above, to release the undersigned from liability as guarantor.

WITNESS the hand and seal of the undersigned at the date of the above lease.

*[Signature]*  
EDWARD PAULSEN

RECEIVED IN THE OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS, ON THE 10TH DAY OF JUNE, 1987.

## ASSIGNMENT BY LESSOR.

For value received, the undersigned Lessor hereby sells, transfers, sets over and assigns unto CREATIVE ENGINEERING, INC., all Leases right, title and interest in and to the within Leasehold, but after deducting therefrom, 10%, together with all the Rents, Fines and profits and other payments to be received by Lessor, applied to the use and occupancy of the premises therein described.

RECEIVED IN THE OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS, ON THE 10TH DAY OF JUNE, 1987.

## ASSIGNMENT BY LESSEE.

For value received, the undersigned Lessee hereby assigns all the Lessor's right, title and interest in and to the above Leasehold, and after deducting therefrom, 10%, together with all Leases right, title and interest in and to the Premises to be used and occupied for Business purposes, and for no other purpose, and for no other purpose, and for no other purpose. It is expressly agreed this assignment shall not release or relieve the undersigned from any liability under the covenants of the lease.

RECEIVED IN THE OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS, ON THE 10TH DAY OF JUNE, 1987.

## ACCEPTANCE OF LESSOR'S ASSIGNMENT.

In consideration of the above assignment and the written consent of the lessor, the undersigned, a duly authorized Assignee (hereinafter referred to and successively), hereby assumes the obligations of all lessor's rights over the leased premises and promises to make all payments and to keep and perform all conditions and covenants of the lease by the lessor to be kept and performed, as though expressly adopting for the undersigned the provisions of paragraph ten of section 15 of the lease as though herein recited.

RECEIVED IN THE OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS, ON THE 10TH DAY OF JUNE, 1987.

## CONSENT TO LESSEE'S ASSIGNMENT.

The Lessor hereby consents to the above Assignment upon the express condition that the lessee to whom it will be made, shall promptly pay the prompt payment of the Rent and the keeping and performance of all conditions and covenants of the lease by the lessee to be kept and performed. The Lessor does not hereby consent to any further Assignment or to my subletting of the premises.

RECEIVED IN THE OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS, ON THE 10TH DAY OF JUNE, 1987.

STORE LEASE  
PERCENTAGE RENTAL

Lessor:	HORNICK COOPER, INC. a Delaware corporation
Lessee:	CREATIVE ENGINEERING, INC. d/b/a The Rib Exchange
Premises:	
Term:	
Front:	10
To:	10
Rent per Month, \$	
Rent per Annum, \$	
Rent per Term, \$	

Boultby-McCloskey Practice Company, 312 S. Wacker Drive, Chicago, IL

87093150

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