

ASSIGNMENT AND ASSUMPTION AGREEMENT

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Community Family Centers, Inc. (hereinafter "Assignor"), hereby assigns, conveys and transfers to Herbert Saywitz, the owner of 100% of the beneficial interest in and to the Bank and Trust Company of Arlington Heights u/t/a 3680, dated October 17, 1986, which is the successor-in-interest to the Pioneer Bank and Trust Company u/t/a 23925, dated December 12, 1984 (hereinafter as such beneficiary, the "Assignee"), all of Assignor's right, title and interest, as the lessee in, to and under that certain Lease dated August 29, 1983, between Pioneer Bank and Trust Company, as lessor, and Community Family Centers, Inc., as lessee, for lease of the premises located at 3125-61 North Clark Street, Chicago, Illinois, more fully described in Exhibit "A" attached hereto the ("Property"); and all of Assignor's right, title and interest as the designated lessor in, to and under that certain Lease dated July 15, 1983, between Community Family Centers, Inc., as lessor, and Citadel Enterprises, Ltd. as lessee for lease of a portion of the Property; and all of Assignor's right, title and interest as the designated lessor in, to and under that certain Lease dated December 29, 1983, between Community Family Centers, Inc., as lessor, and Sound Sleep Discount Home Centers, Inc., as lessee for lease of a portion of the Property; and all of Assignor's right, title and interest as the designated lessor in, to and under that certain Lease dated January 1, 1984, between Community Family Centers, Inc., as lessor, and Domino's Inc., as lessee for lease of a portion of the Property; and all of Assignor's right, title and interest as the designated lessor in, to and under that certain Lease dated March 1, 1984, between Community Family Centers, Inc., as lessor, and Kl Sup Lee d/b/a, Sim's Grill, as lessee for lease of a portion of the Property; and all of Assignor's right, title and interest as the designated lessor in, to and under that certain Lease dated June 30, 1984, between Community Family Centers, Inc., as lessor, and WCB & G Investors, Inc., as lessee for lease of a portion of the Property; and all of Assignor's right, title and interest as the designated lessor in, to and under that certain Lease dated July 26, 1984, between Community Family Centers, Inc., as lessor, and Medicare Equipment Services, as lessee for lease of a portion of the Property; and all of Assignor's right, title and interest as the designated lessor in, to and under that certain Lease dated October 22, 1984, between Community Family Centers, Inc., as lessor, and Eye Tech-USA, Inc., as lessee for lease of a portion of the Property; and all of Assignor's right, title and interest as the designated lessor in, to and under that certain Lease dated August, 1985, between Community Family Centers, Inc., as lessor, and Star of Thailand Restaurant, Inc., as lessee for lease of a portion of the Property.

Assignee, hereby accepts the foregoing assignments and hereby assumes and agrees to pay, perform and observe all of the liabilities, obligations and covenants imposed upon the lessor under the Leases accruing after the date of execution thereof.

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The Assignee hereby covenants and agrees to indemnify and hold harmless Assignor from and against all liability, loss, cost, damage and expense, including reasonable attorneys' fees and court costs, arising from claims made under the Leases based upon events occurring on or after the date of execution thereof.

The parties hereto intend that upon assignment of Assignor's interest in the Lease, the interests of lessor and lessee therein, and of lessor and sublessor shall merge and that any and all subleases then in effect shall be and remain in full force and effect as if such subleases had been entered into directly with the Assignee.

The provisions of this Agreement shall be binding upon and inure to the benefit of the respective successors and assigns of Assignor and Assignee, and shall be construed in accordance with the laws of the State of Illinois.

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IN WITNESS WHEREOF, the Assignor and Assignee have executed this Agreement this 11 day of March, 1987.

Assignor:  
Community Family Centers, Inc.

By: [Signature]  
Herbert Saywitz, President

Attest:

By: [Signature]  
Wayne Penn, Secretary

STATE OF ILLINOIS )

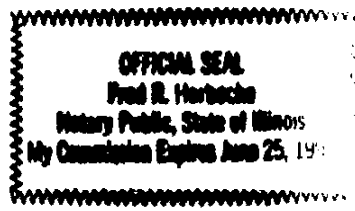
COUNTY OF COOK )

I, Fred R. Harboche, a Notary Public, do hereby certify that Herbert Saywitz and Wayne Penn, personally known to me to be the president and secretary respectively of Community Family Centers, Inc, an Illinois corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such president and secretary, they signed and delivered the said instrument as president and secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 11<sup>th</sup> day of March, 1987.

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_



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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the State of Illinois at Springfield, this 1st day of January, 1978.

ROBERT R. ROY, Governor

ROBERT R. ROY, Governor

ROBERT R. ROY, Governor

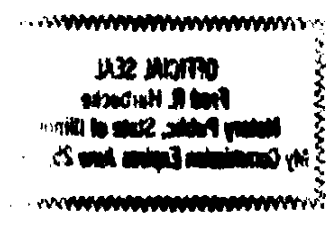
ROBERT R. ROY, Governor

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ROBERT R. ROY, Governor

ROBERT R. ROY, Governor

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Signature page to Assignment and Assumption Agreement dated March 11, 1987, between Community Family Centers, Inc. and Herbert Saywitz, as Beneficiary.

*Herbert Saywitz*  
\_\_\_\_\_  
Herbert Saywitz, Beneficiary of  
The Bank and Trust Company of  
Arlington Heights, u/t/a 3680

STATE OF ILLINOIS     )  
                                  )     SS  
COUNTY OF COOK     )

BE IT REMEMBERED, that on this 11<sup>th</sup> day of March, 1987, before me, the undersigned, a Notary Public in and for the County and State aforesaid, duly commissioned and sworn, personally appeared Herbert Saywitz, known to me as the person whose name is subscribed to the foregoing instrument, and swore and acknowledged under oath before me that he executed the same in the capacity therein expressed and pursuant to the proper authority.

Given under my hand and notarial seal, this 11<sup>th</sup> day of March, 1987.

*Fred R. Harbecke*  
\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

OFFICIAL SEAL  
Fred R. Harbecke  
Notary Public, State of Illinois  
My Commission Expires June 25, 1988  
NOTARY PUBLIC STATE OF ILLINOIS  
FRED R. HARBECKE  
1007 17/87 15 80.00  
87-143668  
AT COOK CO.



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OFFICIAL SEAL  
Fred H. Hartman  
County Public Administrator  
Cook County, Illinois



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## LEGAL DESCRIPTION

PARCEL 1: LOT 2 IN BLOCK 1 IN GEHRKE AND BRAUCKMANN'S SUBDIVISION OF BLOCK 1 (EXCEPT THE 4.28 ACRES IN THE NORTH PART OF SAID BLOCK AND WEST OF GREEN BAY ROAD) IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO LOT 1 IN CONRAD GEHRKE AND GEORGE BRAUCKMANN'S SUBDIVISION OF OUT LOT 1 (EXCEPT THE NORTH 4.28 ACRES OF THAT PART OF SAID LOT WHICH LIES WEST OF GREENBAY ROAD) IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING AND RESERVING THEREFROM THAT PORTION OF SAID LOT 1 IN BLOCK 1 AFORESAID, DESCRIBED AS FOLLOWS:

*14-29-205-011 + 012 A11 M BCO*  
COMMENCING AT THE SOUTHERLY CORNER OF SAID LOT 1: THENCE NORTH ALONG THE EAST LINE OF SAID LOT 179 FEET 4-3/4 INCHES, THENCE WEST ON A LINE PERPENDICULAR TO SAID EAST LINE OF SAID LOT, 21 FEET 6-1/2 INCHES, THENCE SOUTHWESTERLY 70 FEET 3-3/4 INCHES MORE OR LESS TO A POINT IN THE EASTERLY LINE OF NORTH CLARK STREET WHICH POINT IS 166 FEET 10-1/4 INCHES NORTHWESTERLY FROM THE SOUTH CORNER OF SAID LOT, THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF NORTH CLARK STREET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. *14-29-205-013 + 014 BCO*

PARCEL 2: THAT PART OF LOT 1 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH CORNER OF SAID LOT 1, THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 179 FEET 4-3/4 INCHES, THENCE WEST ON A LINE PERPENDICULAR TO SAID EAST LINE OF SAID LOT, 21 FEET 6-1/2 INCHES, THENCE SOUTHWESTERLY 70 FEET 3-3/4 INCHES MORE OR LESS TO A POINT IN THE EASTERLY LINE OF NORTH CLARK STREET, WHICH POINT IS 166 FEET 10-1/4 INCHES NORTHWESTERLY FROM THE SOUTH CORNER OF SAID LOT, THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF NORTH CLARK STREET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF SAID TRACT LYING NORTH OF A LINE BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 1, WHICH IS 176 FEET 3-1/4 INCHES NORTH OF THE SOUTH CORNER THEREOF, THENCE WEST ON A LINE FORMING AN ANGLE OF 89 DEGREES 44 MINUTES 30 SECONDS FROM NORTH TO WEST WITH SAID EAST LINE OF SAID LOT, 26 FEET 8-3/4 INCHES; THENCE SOUTHWESTERLY 64 FEET 2-5/8 INCHES MORE OR LESS TO A POINT IN THE EASTERLY LINE OF NORTH CLARK STREET WHICH POINT IS 166 FEET 10-1/4 INCHES NORTHWESTERLY OF THE SOUTH CORNER OF SAID LOT) IN BLOCK 1 IN CONRAD GEHRKE AND GEORGE BRAUCKMANN'S SUBDIVISION OF OUT LOT 1 (EXCEPT THAT PART OF THE NORTH 4.28 ACRES WEST OF GREEN BAY ROAD, IN CANAL TRUSTEE'S SUBDIVISION) OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. *14-29-206-009-0000 BCO*

DOCUMENT PREPARED BY: FRED R. HARBECHE  
RETURN TO: 150 W. LEXAILE, 1411  
CHICAGO, ILL. 60601



PIN: 14-29-205-008 (009) (011) (012) (013) (014)

COMPANY ADDRESS: 3125-61 N. CLARK ST., CHICAGO, ILL

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