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MEMORANDUM OF SUBLEASE

THIS MEMORANDUM OF SUBLEASE, made as of the 30th day of September, 1991, by and between MARRIOTT FAMILY RESTAURANTS, INC., a Maryland corporation (hereinafter "Sublessor") and LUNAN FAMILY RESTAURANTS LIMITED PARTNERSHIP, an Illinois limited partnership (hereinafter "Sublessee");

114.00
SEP 10/02/91 15:45:00
*23 E *91-513470
COOK COUNTY RECORDER

WITNESSETH, that Sublessor has let and demised to Sublessee and Sublessee has taken from Sublessor those certain premises located at 16851 Torrance Ave., Lansing, IL, and more particularly described on Exhibit "A" attached hereto and made a part hereof (hereinafter the "Leased Premises");

TO HAVE AND TO HOLD under sublease for an initial term commencing on the 30th day of September, 1991, and extending until one day prior to the expiration of the initial term of Sublandlord's leasehold interest in the Leased Premises (subject to any renewal, extension, or termination options contained in the Sublease [as hereinafter defined], notice of which is hereby given by the recording of this instrument);

SUBJECT TO the payment of rentals and observance of the terms, covenants and conditions appearing in that certain Sublease Agreement (hereinafter the "Sublease") by and among Sublessor and Sublessee of even date herewith, executed copies of which Sublease this is a Memorandum for purposes of recording. All terms, conditions, provisions and covenants of the Sublease are incorporated in this Memorandum of Sublease by reference, as though written at length herein, it being understood that the Sublease and this Memorandum thereof shall be deemed to constitute but a single instrument. This Memorandum is not intended to amend any of the terms or provisions of the Sublease but is intended only to confirm the existence of the Sublease and the specific matters herein set forth.

IN WITNESS WHEREOF, Sublessor and Sublessee have executed this Memorandum of Sublease as of the day and year first above written.

ATTEST:

Michael B. Littenstein
Assistant Secretary

SUBLESSOR:
MARRIOTT FAMILY RESTAURANTS, INC., a Maryland corporation
By: John M. O'Brien
Its _____

SUBLESSEE:
LUNAN FAMILY RESTAURANTS, LIMITED PARTNERSHIP, an Illinois limited partnership
By: Lunan Family Restaurants, Inc., an Illinois corporation
By: Michael B. Littenstein
Its _____

Prepared by
and return to:
Gerald J. Sherman, Esq.
Sonnenschein Nath & Rosenthal
8000 Sears Tower
Chicago, Illinois 60606

BOX 334

1400

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LEGAL DESCRIPTION (LEASED PREMISES)

A parcel of land in "The Landings Planned Unit Development", being a subdivision of part of the Southwest 1/4 of Section 19, Township 38 North, Range 15 East of the Third Principal Meridian, in the Village of Lansing, Cook County, Illinois, being more particularly described as follows: Commencing at a point on the West Line of the Southwest 1/4 of said Section 19 said point being 2,319.74 feet North of the South Line of the Southwest 1/4 of said Section 19, as measured along said West Line; thence South 89° 44' 10" East 143.59 feet along a line parallel with the South line of the Southwest 1/4 of said Section 19, to the intersection point of the East right-of-way line of Torrence Avenue extended North and said parallel line; thence continuing South 89° 44' 10" East 149.00 feet; thence South 0° 15' 50" West 1489.00 feet; thence North 89° 44' 10" West 9.60 feet to the Point of Beginning; thence continuing along said last mentioned course North 89° 44' 10" West 193.00 feet; thence South 0° 15' 50" West 95.00 feet; thence South 89° 44' 10" East 88.28 feet; thence North 25° 14' 34" East 105.91 feet to the Point of Beginning. Containing 10,621 square feet more or less.

PIN 30-19-300-028
30-19-300-029

EXHIBIT "A"

170th Street & Torrence Ave.
Lansing, Illinois

63-997

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