

# UNOFFICIAL COPY

9 1 2 4 9 0 6 0

91249060

## MEMORANDUM OF LEASE AND ASSIGNMENT

THIS MEMORANDUM OF LEASE AND ASSIGNMENT is made and entered into this 18th day of July, 1990, by and between American National Bank and Trust Company of Chicago, not personally but as Trustee under Trust Agreement dated January 5, 1987 and known as Trust No. 101088-01 (hereinafter called "Lessor"), and Irving's For Red Hot Lovers, Inc. (hereinafter called "Lessee"), and Independent Yourba Ventures, Inc., an Illinois corporation (hereinafter called "Assignee").

. DEPT-01 RECORDING \$17.29  
. 141111 TRAN 5886 05/24/91 12:02:00  
. 4186 + A \*-91-249060  
. COOK COUNTY RECORDER

### WITNESSETH:

Lessor has leased and hereby leases to Lessee and Lessee has taken and leased and hereby takes and leases from Lessor those certain premises in Cook County, Illinois, commonly known as 2101 E. 71st Street, Store Premises C-4, Chicago, Illinois, legally described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

for the Term and upon and subject to all the terms and conditions contained in that certain document captioned "Lease" entered into between the Lessor and Lessee on November 1, 1989 (hereinafter called the "Lease"), which Lease was assigned to Assignee on August 21, 1990 (hereinafter called the "Assignment") and is subject to the terms and conditions contained in the Assignment. The Lease has been further assigned for collateral purposes to The South

91249060

91249060

17 29

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

912249060

Shore Bank of Chicago and the Small Business Administration on or about August 21, 1990, as security for a loan to Assignee (hereinafter called "Collateral Assignment"). The Lease, the Assignment, and the Collateral Assignment and all of their terms and provisions are by this reference expressly incorporated herein and made a part of this Memorandum of Lease and Assignment, and all shall take notice thereof, whether or not hereinafter more particularly mentioned.

Without limitation it is hereby expressly disclosed that the Term of the Lease is ten (10) years, to-wit, from the first day of August, 1990, to and including the 31st day of July, 2000.

The rights, obligations and remedies to each other and to the premises shall be fixed, determined and governed solely by the provisions of the Lease, the Assignment and the Collateral Assignment; this being a Memorandum of Lease and Assignment intended to be placed on the record and executed by the parties for the purpose of avoiding the necessity of recording said Lease, Assignment and Collateral Assignment.

IN WITNESS WHEREOF, the parties hereto have duly executed this instrument as of the day and year first above written.

LESSOR:

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but solely as Trustee under Trust Agreement dated January 5, 1987 and known as Trust No. 101088-01

By [Signature]  
Its Second Vice President  
[Signature]  
ASSISTANT SECRETARY

LESSEE;

Irving's For Red Hot Lovers, Inc.

By: [Signature]  
Its President

ATTEST:  
[Signature]  
Secretary

912249060

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the powers and authority conferred upon and vested in it as such Trustee. It is hereby acknowledged and agreed that all of the warranties, indemnities, covenants, conditions and other provisions of the instrument herein on the part of the Trustee are intended to be primarily for the benefit of the lender and shall not be asserted or enforced against the Trustee on a claim of any liability, indemnity, representation, covenant, undertaking or agreement of the Trustee.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

9 1 2 4 9 0 6 0

ASSIGNEE:

Independent Yourba Ventures,  
Inc., an Illinois corporation

By   
Its \_\_\_\_\_

ATTEST:

of   
Secretary

This instrument prepared by:

Cornelius P. Brown  
Cohon, Raizes & Regal  
208 S. LaSalle St. #1860  
Chicago, Illinois 60604  
(312) 726-2252

Address of Property: 2101 E. 71st Street, Chicago, Illinois  
Permanent Index No.:

Property of Cook County Clerk's Office

31269060



UNOFFICIAL COPY

Property of Cook County Clerk's Office

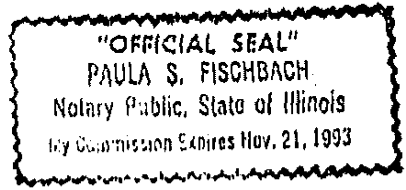
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF C O O K )

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Patricia Inwood, President, and Patricia Inwood, Secretary of said Independent Yourba Ventures, Inc., an Illinois corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary respectively, and personally known to me to be such President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act and deed 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 12th day of December, 1990.

Paula S. Fischbach



Notary of Cook County Clerk's Office

91249060



UNOFFICIAL COPY

Property of Cook County Clerk's Office

00-0001

EXHIBIT "A"

LEGAL DESCRIPTION  
JEFFREY PLAZA

THE WEST 74.14 FEET OF LOT 7 (EXCEPT THE NORTH 22 FEET THEREOF) LOTS 8 & 9 (EXCEPT THE NORTH 22 FEET OF SAID LOTS 8 & 9), LOT 11 (EXCEPT THE SOUTH 130 FEET OF THE NORTH 197 FEET THEREOF), LOTS 12, 13 AND 16 (EXCEPT THE EAST 32 FEET AND EXCEPT THE WEST 7.67 FEET RESPECTIVELY, OF SAID LOT 16) ALL IN BLOCK 2 OF STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38, NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 11 TO 15, INCLUSIVE (EXCEPT THE NORTH 22 FEET OF LOT 11) AND LOTS 16 TO 20, INCLUSIVE (EXCEPT THE NORTH 22 FEET OF LOT 16) IN CARL LUNDAHL'S RESUBDIVISION OF LOTS 5, 6 AND 7 (EXCEPT THE WEST 74.14 FEET THEREOF) IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION, AFORESAID.

LOTS 1, 2, 3, 4, 5, 6, AND 7 (EXCEPT THE NORTH 16 FEET OF LOT 5) IN E.T. HENDEE'S RESUBDIVISION OF LOTS 14, 15 AND THE WEST 7.67 FEET OF LOT 16 IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION, AFORESAID, ALSO THE VACATED 16 FOOT NORTH-SOUTH ALLEY LYING WEST OF THE ADJOINING SAID LOTS 1 TO 5 (EXCEPT THE NORTH 16 FEET OF LOT 5).

PIN 20-25-200-001

31249060

UNOFFICIAL COPY

Property of Cook County Clerk's Office

91249060



CORNELIUS P. BROWN  
208 S. LaSalle, 1860  
Chicago, IL 60684