

# UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FIDELITY & SECURITY

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO 1992 SEP -2 PM 3:41

92653661

International House of Pancakes, Inc.  
P.O. Box 29018  
Glendale, California 91209-9018  
Attn: Legal Department

92653661

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY-----

## ASSIGNMENT AND ASSUMPTION OF LEASE

*298*

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, PIZZA HUT OF AMERICA, INC., a Delaware corporation ("Assignor"), hereby assigns and transfers to IHOP REALTY CORP., a Delaware corporation ("Assignee") all of Assignor's right, title and interest in and to that certain Lease dated September 20, 1991, between Assignor, as Lessor, and International House of Pancakes, Inc., as Lessee, for the real property and improvements commonly known as 93 South LaGrange, Cook County, Illinois, more particularly described as:

Lots 14, 15, 16 and 17 and the South Half of Lot 18 in Block 3 in Leiter's Addition to LaGrange, a subdivision of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois; except the East 15 feet thereof dedicated and taken for alley;

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and as set forth in that certain Short Form of Lease dated October 16, 1991, recorded October 21, 1991, as Document No. 91-549739 in the office of the Cook County Recorder. This Assignment and Assumption is made concurrently with and incident to the conveyance by Assignor to Assignee of the above-described real property. Assignor agrees to indemnify, defend and hold Assignee harmless from any loss, liability, or damage arising from any breach by Assignor of its obligations under the Lease occurring prior to the date hereof.

Assignee, hereby accepts the foregoing Assignment of Lease, assumes all of Assignor's obligations under the Lease arising or occurring from and after the date hereof, and agrees to indemnify, defend and hold Assignor harmless from any loss, liability, or damage arising from any breach by Assignee of its obligations under the Lease after the date hereof.

Dated September 2, 1992

[Signatures appear on following pages.]

73-73-929-D (2)

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## ASSIGNMENT AND ASSUMPTION OF LEASE

73-73-929 - D1

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, PIZZA HUT OF AMERICA, INC., a Delaware corporation ("Assignor"), hereby assigns and transfers to IHOP REALTY CORP., a Delaware corporation ("Assignee") all of Assignor's right, title and interest in and to that certain Lease dated September 20, 1991, between Assignor, as Lessor, and International House of Pancakes, Inc., as Lessee, for the real property and improvements commonly known as 93 South LaGrange, Cook County, Illinois, more particularly described as:

Lots 14, 15, 16 and 17 and the South Half of Lot 18 in Block 3 in Leiter's Addition to LaGrange, a subdivision of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois; except the East 15 feet thereof dedicated and taken for alley. PIN #18-04-230-023-0000

Address 93 South LA Grange Road, La Grange, Illinois  
and as set forth in that certain Short Form of Lease dated October 16, 1991, recorded October 21, 1991, as Document No. 91-549739 in the office of the Cook County Recorder. This Assignment and Assumption is made concurrently with and incident to the conveyance by Assignor to Assignee of the above-described real property. Assignor agrees to indemnify, defend and hold Assignee harmless from any loss, liability, or damage arising from any breach by Assignor of its obligations under the Lease occurring prior to the date hereof.

Assignee, hereby accepts the foregoing Assignment of Lease, assumes all of Assignor's obligations under the Lease arising or occurring from and after the date hereof, and agrees to indemnify, defend and hold harmless from any loss, liability, or damage arising from any breach by Assignee of its obligations under the Lease after the date hereof.

Dated September 2, 1992

ASSIGNOR:

PIZZA HUT OF AMERICA, INC.  
a Delaware Corporation

By: Teresa J. Boll

Its: President

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STATE OF KANSAS )  
 ) s.s:  
COUNTY OF SEDGWICK

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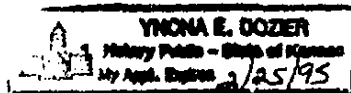
On September 2, 1992, before me, the undersigned, a Notary Public in and for said state and county, personally appeared Teresa J. Doll, known to me to be the President, and Michael C. Moline, known to me to be the Secretary, of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal the day and year first above written.

My Appointment Expires

Yvona E. Dozier  
Notary Public

February 25, 1995



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# UNOFFICIAL COPY

ASSIGNOR:

PIZZA HUT OF AMERICA, INC.,  
a Delaware corporation

By: Teresa J. Roll  
Its: President

ASSIGNEE:

IHOP REALTY CORP., a Delaware  
corporation

By: Richard K. Herzer  
Its: President

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_,  
personally appeared TERESA J. ROLL, President of PIZZA HUT OF AMERICA, INC., a Delaware corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

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State of California )  
County of Los Angeles )

On September 2, 1992, before me, Catherine Purcell Celano, personally appeared RICHARD K. HERZER, President of IHOP REALTY CORP., INC., a Delaware corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Catherine Purcell Celano

(Seal)

LeOne/DirB/Assign. Lee



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