

# UNOFFICIAL COPY 94553037

COOK COUNTY, ILLINOIS  
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## Termination Agreement

THIS TERMINATION AGREEMENT is made and entered into this 22nd day of June, 1994 by and between Robert S. Study, Jr. and Ethel H. Study (collectively, "Landlord") and Chicagoland Laundry & Cleaners, Inc., an Illinois corporation ("Tenant").

### W I T N E S S E T H:

WHEREAS, Landlord is the owner of certain real estate and improvements located in Cook County, Illinois, commonly known as 1701 N. Milwaukee Avenue, Chicago, Illinois, and legally described on Exhibit A attached hereto (the "Premises");

WHEREAS, Landlord and Tenant entered into that certain Industrial Building Lease dated September 30, 1988 with Rider attached thereto (the "Original Lease"), pursuant to which Landlord leased to Tenant and Tenant leased from Landlord the Premises, subject to the terms and conditions set forth in the Original Lease;

WHEREAS, Landlord and Tenant entered into that certain First Amendment to Industrial Building Lease dated July 14, 1992 (the "First Amendment") pursuant to which Landlord and Tenant agreed to amend the Original Lease, among other things, to extend the term of the Original Lease to September 30, 1994 and to delete Paragraph R-8 of the Rider to the Original lease granting to Tenant the option to purchase the Premises (the Original Lease, as amended by the First Amendment, is hereinafter referred to as the "Lease");

WHEREAS, Landlord and Tenant have entered into that certain Agreement of Purchase and Sale dated April 18, 1994 (the "Contract"), pursuant to which Landlord agreed to sell to Tenant, and Tenant agreed to purchase from Landlord, the Premises, subject to the terms and conditions set forth in the Contract;

WHEREAS, Landlord and Tenant desire to terminate the Lease effective as of the Closing Date (as defined in the Contract) of the purchase and sale of the Premises in accordance with the terms of the Contract;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agrees as follows:

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75-07-790 DA

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STATE OF ILLINOIS

CLERK OF COURT

Property of Cook County Clerk's Office

11/11/2014

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1. Termination of Lease. The Lease shall be deemed terminated simultaneously with the consummation of the purchase and sale of the Premises in accordance with the terms of the Contract, and Landlord and Tenant shall have no further rights, duties, obligations or liabilities each to the other from and after such date.
2. Governing Law. This Termination Agreement shall be governed by and construed under the laws of the State of Illinois.
3. Successors and Assigns. This Termination Agreement shall be binding upon Landlord and Tenant and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, this Termination Agreement has been duly executed by the parties hereto as of the day and year first above written.

LANDLORD:

*Robert S. Study*  
ROBERT S. STUDY

*Ethel H. Study*  
ETHEL H. STUDY

TENANT:

CHICAGOLAND LAUNDRY & CLEANERS,  
INC., an Illinois corporation

By:

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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IN WITNESS WHEREOF, this Termination Agreement has been duly executed by the parties hereto as of the day and year first above written.

LANDLORD:

ROBERT S. STUDY, SR.

ETHEL H. STUDY

TENANT:

CHICAGOLAND LAUNDRY & CLEANERS,  
INC., an Illinois corporation

By:

Jerry Schaffner  
Name JERRY SCHAFFNER  
Title: PRESIDENT

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**BOX 333-CTI**

Prepared By and After  
Recording Mail to:  
Coffield Ungaretti & Harris  
3500 Three First National Plaza  
Chicago, Illinois 60602  
Attn: Julie Lerman, Esq.

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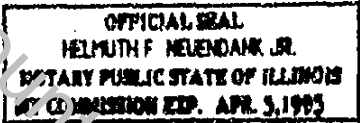
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STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I, Helmut F. Neundank Jr., a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jerry Schaffner, the \_\_\_\_\_ President of Chicago Land Laundry & Cleaners, Inc., an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation.

Given under my hand and seal and Notarial seal this 22nd day of June, 1994.

Helmut F. Neundank Jr.  
Notary Public



My commission expires:  
4-05-95

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COOK COUNTY CLERK  
JANUARY 1, 2011  
OFFICE OF STATE JUDICIAL ADMINISTRATION  
OFFICE OF THE CLERK OF THE COURT

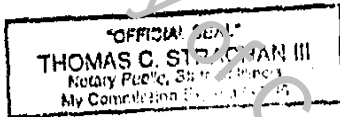


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STATE OF ILLINOIS )  
COUNTY OF COOK )

I, Thomas C. Strachan III, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert S. Study, Sr., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act.

Given under my hand and seal and Notarial seal this 22 day of June, 1994.



Thomas C. Strachan III  
Notary Public

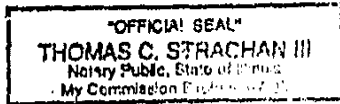
My commission expires:

\_\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, Thomas C. Strachan III, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ethel H. Study, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act.

Given under my hand and seal and Notarial seal this 22 day of June, 1994.



Thomas C. Strachan III  
Notary Public

My commission expires:

\_\_\_\_\_

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## EXHIBIT "A"

### Legal Description

Lots 20 to 29 inclusive and Lots 49 and 50 in Block 5 in Bradwell's Addition a Subdivision of 17 acres in the North half of the South half of the Southwest Quarter lying North and East of the Milwaukee Road of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Property Address: 1701 N. Milwaukee Avenue  
Chicago, Illinois 60647

P.I.N.: 1431 322 016  
1431 322 031

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