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## RELEASE OF COLLATERAL ASSIGNMENT OF LEASES (COOK COUNTY)

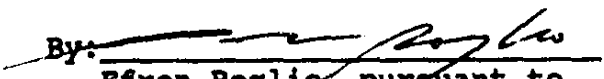
The undersigned, of the County of Cook and State of Illinois, for and in consideration of the payment of the indebtedness secured by the Collateral Assignment of Leases hereinafter mentioned, and the cancellation of the note thereby secured, and the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged, do hereby remise, release, convey and quit claim unto Giordano's Enterprises, Inc., f/k/a Giordan, Inc., an Illinois corporation, 308 W. Randolph Street, Chicago, Illinois, its legal representatives and assigns, all of the right, title, interest, claim or demand whatsoever, they may have acquired in, through or by a certain Collateral Assignment of Leases dated December 22, 1988, and recorded in the Recorder's Office of Cook County, Illinois as document number 88601195, relative to the premises legally described in Exhibit B of said Collateral Assignment of Leases, a copy of which Exhibit B is attached hereto.

  
Efrén Boglio, individually and as assignee of the assets of Bola, Inc. and Giordano's Pizzeria, Inc., both dissolved Illinois corporations

JOSE L. BOGLIO, individually and as assignee of the assets of America's Best Pizza, Inc. and Americana Enterprises, Inc., both dissolved Illinois corporations

By:   
Efrén Boglio, pursuant to Power of Attorney dated June 20, 1991

CARLOS A. JUAN, individually and as assignee of the assets of America's Best Pizza, Inc. and Americana Enterprises, Inc., both dissolved Illinois corporations

By:   
Efrén Boglio, pursuant to Power of Attorney dated December 14, 1990

ETURN TO:  
LEXIS Document Services  
135 South LaSalle, Suite 1162  
Chicago, IL 60603

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STATE OF ILLINOIS )  
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COUNTY OF COOK    )    SS

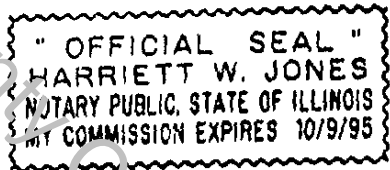
I, HARRIETT W. JONES, a Notary Public in and for the County and State aforesaid, do hereby certify that Efren Boglio, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and the free and voluntary act of Jose L. Boglio and Carlos A. Juan, pursuant to Powers of Attorney, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10th day of January, 1994.

Harriett W Jones  
Notary Public

My commission expires:

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## EXHIBIT B

### LEGAL DESCRIPTIONS

1825 North Lincoln/1840 North Clark, Chicago

LOTS 5, 6 AND 9 AND PART OF VACATED CLARK STREET EAST AND ADJOINING AND ACCRUING TO SAID LOTS AND ALL OF LOTS 10, 13, 14, 15, 16, 17 AND 18 IN SHELDON'S SUBDIVISION OF BLOCK 46 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

ALL THAT PART OF VACATED NORTH WELLS STREET TOGETHER WITH ITS INTERSECTION WITH THOSE PARTS OF VACATED NORTH CLARK STREET AND VACATED NORTH LINCOLN AVENUE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 18 OF E. H. SHELDON'S SUBDIVISION OF BLOCK 46 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 18 PRODUCED SOUTHEASTERLY, A DISTANCE OF 80.27 FEET TO ITS INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE EASTERLY LINE OF NORTH CLARK STREET, AS ESTABLISHED IN ORDINANCE PASSED BY THE CITY COUNCIL ON OCTOBER 2, 1865; THENCE NORTHEASTERLY ALONG SAID LINE, A DISTANCE OF 63.34 FEET TO A POINT ON A LINE 80 FEET WESTERLY OF AND DRAWN ALONG A LINE 80 FEET WESTERLY OF AND DRAWN AT RIGHT ANGLES TO THE AFORESAID EASTERLY LINE OF NORTH CLARK STREET; THENCE NORTHERLY ALONG A LINE 80 FEET WESTERLY OF AND DRAWN AT RIGHT ANGLES TO SAID EASTERLY LINE OF NORTH CLARK STREET, A DISTANCE OF 288.44 FEET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 9 IN E. H. SHELDON'S SUBDIVISION AND THE WESTERLY LINE OF NORTH CLARK STREET AS ESTABLISHED IN ORDINANCE PASSED BY THE CITY COUNCIL ON OCTOBER 11, 1875; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 9 AND THE EAST LINE OF LOTS 9, 10, 13, 14, 16, 17 AND 18 OF E. H. SHELDON'S SUBDIVISION OF THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM THE PARCELS, AFORESAID, ALL THE PROPERTY AND SPACE COMPRISING THE UNITS AND COMMON ELEMENTS DESCRIBED IN THE DECLARATION OF CONDOMINIUM FOR HEMINGWAY HOUSE AND DELINEATED ON THE SURVEY ATTACHED TO SAID DECLARATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT 24616476.

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747 North Rush Street, Chicago ✓

LOTS 2 AND 3 IN MCCHESENEY'S SUBDIVISION OF LOTS 18 TO 21, BOTH INCLUSIVE, IN THE ASSESSOR'S DIVISION OF PART OF BLOCK 53, IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

815 West Van Buren Street, Chicago

PARCEL 1:

LOT 14 AND THE NORTH 25 FEET 4 INCHES OF LOT 13 IN BLOCK 21 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 12 (EXCEPT THE EAST 8 FEET TAKEN FOR ALLEY, ALSO EXCEPT THAT PART LYING SOUTHEASTERLY OF A STRAIGHT LINE DRAWN FROM A POINT WHICH IS 8 FEET WEST OF THE EAST LINE OF SAID LOT 12 AND 17 FEET SOUTH OF THE NORTH LINE OF SAID LOT 12 TO A POINT ON THE SOUTH LINE OF SAID LOT 12, 52 FEET EAST OF THE SOUTH WEST CORNER THEREOF) THE SOUTH 24 FEET AND 8 INCHES OF LOT 13 (EXCEPT THAT PART TAKEN FOR ALLEY), IN BLOCK 21 IN DUNCAN'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 AND 2 (EXCEPT THAT PART OF LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 2; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT IN THE SOUTH LINE OF SAID LOT 2, 25 FEET EAST OF THE SOUTH WEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTH EAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING AND EXCEPT THAT PORTION OF SAID LOTS TAKEN OR USED FOR ALLEY) IN BLOCK 21 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

21-23 South LaGrange Road, LaGrange ✓

LOT 17 IN BLOCK 2 IN LEITER'S ADDITION TO LaGRANGE IN THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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820 East Rand Road, Mt. Prospect, Illinois

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 429.86 FEET; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AFORESAID, A DISTANCE OF 836.77 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 242.29 FEET TO THE NORTHEASTERLY LINE OF RAND ROAD; THENCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE OF RAND ROAD A DISTANCE OF 392.93 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AFORESAID, A DISTANCE OF 45.02 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 339.83 FEET TO THE PLACE OF BEGINNING.

5159 South Pulaski Road, Chicago

THAT PART OF THE SOUTH 772 FEET OF THE WEST 1/4 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 11 AFORESAID AS CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED RECORDED SEPTEMBER 23, 1932 as DOCUMENT NO. 11144290), WHICH PART IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SOUTH PULASKI ROAD (SAID EAST LINE BEING 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTH WEST 1/4 OF SAID SECTION 11) WITH THE NORTH LINE OF THE SOUTH 772.00 FEET OF THE WEST 1/4 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 11, AND RUNNING THENCE SOUTH ALONG SAID EAST LINE OF SOUTH PULASKI ROAD, A DISTANCE OF 136.18 FEET TO A POINT WHICH IS 635.82 FEET (MEASURED ALONG SAID EAST LINE OF SOUTH PULASKI ROAD) NORTH OF THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 11): THENCE EAST ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID EAST LINE OF SOUTH PULASKI ROAD, A DISTANCE OF 284.13 FEET TO THE EAST LINE OF THE WEST 1/4 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 11; THENCE NORTH ALONG SAID LAST DESCRIBED EAST LINE, A DISTANCE OF 135.61 FEET TO THE AFORESAID NORTH LINE OF THE SOUTH 772.00 FEET OF THE WEST 1/4 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 11, AND THENCE WEST ALONG SAID LAST DESCRIBED NORTH LINE, A DISTANCE OF 284.13 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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201 Plainfield Road, Willowbrook

LOT 3 IN LAMPLIGHTER DEVELOPMENT RESUBDIVISION OF LOT 2 IN LAMPLIGHTER DEVELOPMENT SUBDIVISION UNIT NO. 1, OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED FEBRUARY 7, 1979 AS DOCUMENT R79-11312, IN DU PAGE COUNTY, ILLINOIS.

3214-16 West 63rd Street, Chicago

WILSON P. CONOVER'S SUB. OF THE S 1/2 OF BLK. 9 AND (EX. THE S 132 FT. OF THE W 110 FT. OF THE N 1/2) OF BLK. 16 IN JAMES WEBB'S SUB. REC. MARCH 31, 1887. DOC. 812184. JAMES WEBB'S SUB. OF THE S.E. 1/4 OF SEC. 14-38-13. REC. SEPT. 12, 1876. DOC. 102542.

P.I.N. 5

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820 East Rand Road, Mt. Prospect, Illinois

Lease by and between LaSalle National Bank, not personally but as Trustee under Trust Agreement dated August 15, 1967 and known as Trust #36941, lessor, and Jo Jo's Restaurants, Inc., lessee.

Sublease dated August 17, 1982 by and between Jo Jos Restaurants, Inc., sublessor and America's Best Pizza, Inc., sublessee.

Agreement of Sublease (undated) by and between America's Best Pizza, Inc. and Ted Ntanos and Bill Malliaris

Assignment of Sublease by Theodore Ntanos to Theodore Mavrakis (undated).

5159 South Pulaski Road, Chicago

Lease Agreement dated December 21, 1988 by First Colonial Trust Company F/K/A Avenue National Bank and Trust Company of Oak Park, as Trustee under Trust Agreement dated March 1, 1985 and known as Trust No. 4207, landlord, and Giordano's Enterprises, Inc. F/K/A Giordan, Inc., tenant.

201 Plainfield Road, Willowbrook

Lease Agreement dated December 21, 1988 by LaSalle National Bank, Successor Trustee to Lake View Trust and Savings Bank, as successor to Unibanc Trust Company, formerly Sears Bank and Trust Company, not personally but as Trustee under Trust Agreement dated January 12, 1982 and known as Trust No. 85-701773-5, landlord, and Giordano's Enterprises, Inc. F/K/A Giordan, Inc., tenant.

P.W.J 14-33-409-022-0000

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- . DEPT-01 \$69.50
- . T#4444 TRAN 3899 01/28/94 13:17:00
- . #2708 # \*-94-092200
- . COOK COUNTY RECORDER

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