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IHOP Properties, Inc.
Attn: Legal Department / *LEGAL COUNSEL*
P.O. Box 29018
Glendale, California 91209-9018

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

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SHORT FORM OF LEASE

AMERICAN NATIONAL BANK AND
TRUST COMPANY OF CHICAGO,
AS SUCCESSOR TO FIRST CHICAGO
TRUST COMPANY OF ILLINOIS.

THIS SHORT FORM OF LEASE is executed this 18th day of February, 1994, by and between FIRST CHICAGO TRUST COMPANY OF ILLINOIS, not personally but as trustee under Trust Agreement dated September 21, 1989, and known as Trust No. 25-10332, having its principal place of business c/o David A. Smith, Mannrose Joint Venture, 657 West 95th Street, Suite 208, Hickory Hills, Illinois 60457-2281 (hereinafter called "Lessor"), and IHOP PROPERTIES, INC., a California corporation, having its principal place of business at 525 N. Brand Boulevard, Third Floor, Glendale, California 91203-1903 (with a mailing address of P. O. Box 29018, Glendale, California 91209-9018) (hereinafter called "Lessee").

WITNESSETH:

THAT for and in consideration of the covenants and agreements contained in that certain Lease dated February 18, 1994 (the "Lease"), Lessor does hereby demise and lease unto Lessee, and Lessee does hereby lease from Lessor, that certain parcel of improved real property having a common street address of 1137 South Mannheim Road, Westchester, Illinois 66016, and situate in the City of Westchester, County of Cook, State of Illinois, which is legally described in Schedule 1 attached hereto and, by this reference, incorporated herein (hereinafter referred to as the "Premises").

TO HAVE AND TO HOLD the Premises for a period of fifteen (15) years, commencing on October 1, 1993, and expiring on September 30, 2008. The Lease cancels and supersedes that certain Lease (the "Prior Lease") covering the Premises, dated May 15, 1968, entered into between the predecessors-in-interest to Lessor and Lessee, all as more particularly provided in Paragraph 1.2 of the Lease.

SUBJECT TO the following covenants of Lessor and Lessee contained in Article 22, Paragraph 22.1, of the Lease:

"Lessor covenants and agrees, for itself and its successors and assigns, that during the Term of this Lease it will not permit, lease, allow or use, either by itself or any tenant thereof, directly or indirectly, any property within one (1) mile of the Premises now or hereafter owned or controlled by Lessor for any kind of family restaurant or coffee shop, such as, but not limited to, The Village Inn, Bob's Big Boy, Shoney's, Denny's, Perkins', Waffle House, Baker's Square, Coco's, JB's, Allie's Cracker Barrel, Marie Callender's, Friendly's or Bob Evans' Farms, or for any other food service operation that sells pancakes, it being the intention of the parties hereto to prohibit any food service operation that would directly compete with Lessee's restaurant operation. The covenant of Lessor contained herein will continue only for so long as Lessee, its assignees or subtenants operate the business upon the Premises as a family restaurant or coffee shop, except during any period of the construction of alterations and improvements upon the Premises, and during periods of damage, destruction, repair, restoration or remodeling of such improvements, until such time as the

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same can reasonably be repaired, restored and completed. The covenant of Lessor contained herein is a material inducement for Lessee to enter into this Lease, and upon any breach by Lessor said covenant, which breach is not cured within thirty (30) days after written notice thereof by Lessee to Lessor, Lessee shall have the right to pursue all of its rights available at law or in equity, including cancellation of this Lease, a suit for damages, and/or a suit for injunctive relief (it being understood that the enumeration of the foregoing rights and remedies shall not preclude the exercise of any other rights or remedies which might be available at law or in equity)."

It is understood and agreed that this Short Form of Lease is executed solely for the purpose of giving notice to the public of the existence of the Lease of the Demised Premises, the terms and conditions of which are expressly incorporated herein by this reference for all purposes as though fully set forth herein. Should there be any inconsistency between the terms of this instrument and the Lease incorporated herein, the terms of said incorporated Lease shall prevail.

IN WITNESS WHEREOF, the parties hereto have executed this Short Form of Lease as of the day and year first above written.

LESSOR:

FIRST CHICAGO TRUST COMPANY OF ILLINOIS,
as Trustee aforesaid, and not personally

AMERICAN NATIONAL BANK AND
TRUST COMPANY OF CHICAGO,
AS SUCCESSOR TO FIRST CHICAGO
TRUST COMPANY OF ILLINOIS.

By: [Signature]
Its: VP

LESSEE:

IHOP PROPERTIES, INC.

By: [Signature]
Richard K. Kerzer
Its: President

This instrument is executed by the undersigned as Trustee and not personally but solely as Trustee in the exercise of the power and authority conferred upon him in this deed. Trustee is not expressly undertaking any obligation or liability on the part of the trust or the trust property to be held and administered for the benefit of the trust. The undersigned hereby disclaims any liability as Trustee and/or personal liability or damages or responsibility in respect of any warranty, indemnity, representation or covenant, understanding or agreement of the Trustee in this instrument.

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[ACKNOWLEDGEMENT OF LESSOR]

State of Illinois)
County of Cook) S.S.

AMERICAN NATIONAL BANK AND
TRUST COMPANY OF CHICAGO,
AS SUCCESSOR TO FIRST CHICAGO
TRUST COMPANY OF ILLINOIS

This instrument was acknowledged before me on Feb 23,
1994, by Peter Johansen, as SECOND VICE PRESIDENT
of First Chicago Trust Company of Illinois, Trustee
under Trust Agreement dated September 21, 1989, and known as Trust
No. 15-10332.

Signature *[Signature]*
Notary Public



[ACKNOWLEDGMENT OF LESSEE]

State of California)
County of Los Angeles) S.S.

On February 18, 1994, before me, Gail Moline Hancock,
a Notary Public in and for said County and State, personally
appeared Richard K. Herzer, personally known to me 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 *[Signature]*



(Seal)

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Schedule 1

PARCEL 1:

THE WEST 23 FEET OF LOT 417, ALL OF LOT 418 AND LOT 419 (EXCEPT THE SOUTH 40 FEET THEREOF) LOT 420 (EXCEPT THE SOUTH 60 FEET THEREOF) ALL OF LOTS 421 AND 422, LOT 423 (EXCEPT THE SOUTH 12 FEET THEREOF) AND (EXCEPT THE WEST 5 FEET OF SAID LOTS 421, 422 AND 423) ALL OF LOT 429 AND THE WEST 23 FEET OF LOT 430 ALL IN WILLIAM ZELOSKY'S WESTCHESTER, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE VACATED 20 FOOT EAST AND WEST ALLEY LYING EAST OF THE EAST LINE EXTENDED NORTHERLY OF LOT 426 AND WEST OF THE WEST LINE OF PUBLIC STREET DEDICATED ACCORDING TO DOCUMENT 17472198 WHICH LIES EAST OF THE EAST LINE EXTENDED SOUTH OF LOT 419 AND WEST OF THE EAST LINE EXTENDED SOUTH OF THE WEST 23 FEET OF LOT 417 IN WILLIAM ZELOSKY'S WESTCHESTER, A SUBDIVISION;

ALSO

PARCEL 3:

THAT PART OF THE VACATED NORTH AND SOUTH 20 FOOT ALLEY LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 420 AND LYING SOUTH OF A LINE CONNECTING THE NORTHWEST CORNER OF SAID LOT WITH THE NORTHEAST CORNER OF LOT 421, EXCEPT THE SOUTH 40 FEET THEREOF; IN WILLIAM ZELOSKY'S WESTCHESTER SUBDIVISION;

ALSO

PARCEL 4:

THAT PART OF THE VACATED STREET CALLED THE STRAND LYING WEST OF THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF THE WEST 23 FEET OF LOT 417 AND LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST 5 FEET OF LOT 421 AND SOUTHERLY OF A LINE 25 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 421 AND SAID NORTH LINE OF LOT 421 EXTENDED EASTERLY, IN WILLIAM ZELOSKY'S WESTCHESTER A SUBDIVISION ALL IN COOK COUNTY, ILLINOIS

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WILLIAM ZELOSKY, JR. (1606)

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05/21/2011