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Recording Requested By
And When Recorded Mail To:

Joseph J. London, Esq.
Warner Center Plaza
21800 Oxnard Street, Suite 1190
Woodland Hills, CA 91367

DEPT-01 RECORDING \$33.00
T#0012 TRAN 3455 04/06/95 11:47:00
#6287 JM *-95-231409
COOK COUNTY RECORDER

338

COOK
CO. NO. 018

062207

Above Space For Recorder's Use Only

ASSIGNMENT AND ASSUMPTION OF SUBLEASE

LUNAN FAMILY RESTAURANTS LIMITED PARTNERSHIP, an Illinois Limited Partnership, with its principal offices at 414 N. Orleans, Suite 402, Chicago, Illinois 60610 ("Assignor"), for and in consideration of the sum of ten Dollars (\$10.00) and other good and valuable consideration, to it paid by IHOP PROPERTIES, INC., a California corporation, with its principal offices at 525 N. Brand Boulevard, 3rd Floor, Glendale, California 91203 ("Assignee"), receipt of which is hereby acknowledged, does hereby assign, transfer and set over unto Assignee all of Assignor's right, title and interest in and to that certain Sublease dated September 30, 1991, between Marriott Family Restaurants, Inc., a Maryland corporation, as sublandlord, and Lunan Family Restaurants Limited Partnership, an Illinois Limited Partnership, as subtenant, a memorandum of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on October 2, 1991, as Document No. 91513470 (the "Sublease"), demising those certain Premises described on Exhibit A attached hereto and, by this reference, incorporated herein (the "Premises"), together with all rights and interests of Assignor in and to the Premises and all leasehold improvements contained therein or thereon.

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever.

Assignor hereby indemnifies and agrees to hold harmless Assignee, its successors and assigns, from and against any and all damage, loss, liability, claim, cost, expense, action and cause of action (including, without limitation, reasonable attorneys' fees and disbursements and costs of investigation incurred by Assignee) incurred by or asserted against Assignee, its successors and



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 6 1995
DEPT OF REVENUE
485.00

470
REAL ESTATE TRANSACTION TAX
Cook County
95231409

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BOX 333-CTI

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assigns, arising from and in connection with the Sublease which are attributable to acts, omissions or events occurring prior to the date hereof.

Assignee hereby accepts this Assignment and assumes payment and performance of all of the covenants, agreements, terms, provisions, conditions, limitations and other obligations accruing to or to be paid or performed on the part of Assignor under the Sublease on and after the date hereof.

Assignee acknowledges receipt of the Sublease and hereby indemnifies and agrees to hold harmless Assignor, its successors and assigns, from and against any and all damage, loss, liability, claim, cost, expense, actions and causes of action (including, without limitation, reasonable attorneys' fees and disbursements and costs of investigation incurred by Assignor) incurred by or asserted against Assignor, its successors and assigns, arising from or in connection with the Sublease which are attributable to acts, omissions or events occurring on or after the date hereof.

This Assignment and Assumption of Sublease shall inure to the benefit of and shall be binding upon the parties hereto, their successors, transferees and assigns.

This Assignment and Assumption of Sublease may be executed in any number of counterparts, all of which constitute one and the same document.

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment and Assumption of Sublease to be duly executed this 31st day of MARCH, 1995.

ASSIGNOR:

LUNAN FAMILY RESTAURANTS, AN ILLINOIS LIMITED PARTNERSHIP, Debtor and Debtor in Possession

By: Lunan Family Restaurants, Inc., an Illinois corporation,
Its General Partner

By: 
Michael Schulson
President

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ASSIGNEE:

IHOP PROPERTIES, INC., a California corporation

By: _____

Richard K. Herzer
Richard K. Herzer
President

This document prepared by:
Robert B. Weil, Esq.
Sonnenschein Nath & Rosenthal
8000 Sears Tower
Chicago, Illinois 60601-6404

Send Subsequent Tax Bills to:
IHOP Properties, Inc.
525 N. Brand Blvd., 3rd Floor
Glendale, California 91203
Attn: Mark D. Weisberger

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STATE OF ILLINOIS

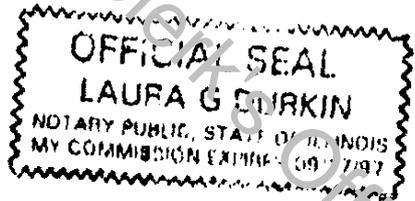
COUNTY OF COOK

I, LAURA G DURKIN, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL SCHULSON personally known to me to be the President of Lunan Family Restaurants, Inc., an Illinois corporation, the General Partner of Lunan Family Restaurants Limited Partnership, an Illinois limited partnership, and 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 as such President, that he signed and delivered the said instrument as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

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GIVEN under my hand and official seal this 31st day of MARCH, 1995.

Laura G Durkin
 Notary Public
 My commission expires: 9-17-97



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STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.

On March 31st, 1995, before me, Cathy Celano 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.

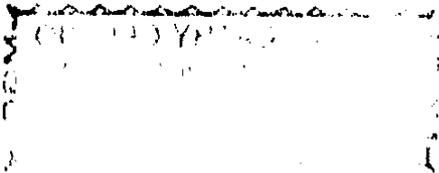
Cathy Celano
Seal



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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

A parcel of land in The Landings Planned Unit Development, being a Subdivision of part of the Southwest 1/4 of Section 19, Township 36 North, Range 15 East of the Third Principal Meridian, in the Village of Lansing, Cook County, Illinois, according to the Plat thereof recorded on August 15, 1985 a Document No. 85148127, being more particularly described as follows: Commencing at a point on the West line of the Southwest 1/4 of said Section 19, said point being 2,319.74 feet North of the South line of the Southwest 1/4 of said Section 19, as measured along said West line; thence South 89°44'10" East 143.59 feet along a line parallel with the South line of the Southwest 1/4 of said Section 19, to the intersection point of the East right-of-way line of Torrence Avenue extended North and said parallel line; thence continuing South 89°44'10" East 149.00 feet; thence South 0°15'50" West 1489.00 feet; thence North 89°44'10" West 9.60 feet to the Point of Beginning; thence continuing along said last mentioned course North 89°44'10" West 133.00 feet; thence South 0°15'50" West 96.00 feet; thence South 89°44'10" East 88.28 feet; thence North 25°14'34" East 105.91 feet to the Point of Beginning.

Parcel 2:

Non-exclusive easements and rights to and for the benefit of Parcel 1 for vehicular and pedestrian access, vehicular parking and the installation and maintenance of utilities over and under the parking areas and driveways, as they may exist from time to time, on the following land (of which the leased premises is a part):

Lots 1 through 17 and Outlots A and B in The Landings Planned Unit Development, being a Subdivision of part of the Southwest Quarter of Section 19, Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois, as established by the Declaration of Reciprocal Easements and Operating Covenants recorded August 16, 1985 as Document No. 85149087, by Amalgamated Trust and Savings Bank, as Trustee under Trust No. 4951, and Lansing Landings Shopping Center Partnership, Ltd., an Illinois Limited Partnership, and as amended by First Amendment thereto recorded December 18, 1985 as Document No. 85329731, and as further amended by Second Amendment thereto recorded March 11, 1988 as Document NO. 88103519, in Cook County, Illinois.

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Parcel 3:

Non-exclusive easements and rights to and for the benefit of Parcel 1 for vehicular and pedestrian ingress and egress over that portion of North Edge Road located on Parcel B described therein (which shall not exceed the South 20 feet of Parcel B) and for the construction, installation, maintenance, repair and replacement of any and all utilities in, under, upon and over that portion on the North Edge Road Right of Way located on Parcel B described therein, as established by Road and Utility Reciprocal Easement Agreement dated July 31, 1985 by and between Amalgamated Trust and Savings Bank, as Trustee under Trust Agreement dated June 21, 1984 and known as Trust No. 4951, and Lansing Landings Shopping Center Partnership, Ltd., and River Land Associates recorded August 16, 1985 as Document No. 85149084, and Amendment thereto dated January 15, 1986, recorded September 30, 1986 as Document No. 86446672.

Parcel 4:

Non-exclusive easements and rights to and for the benefit of Parcel 1 for drainage easement for two 15-foot wide easements across Parcel B described therein for installing subterranean drainage facilities along said easements consisting solely of buried culverts, as established by Drainage Easement Agreement dated July 31, 1985 by and between Amalgamated Trust and Savings Bank, as Trustee under Trust Agreement dated June 21, 1984 and known as Trust No. 4951, and Lansing Landings Shopping Center Partnership, Ltd., and River Land Associates, recorded August 16, 1985 as Document No. 85149085.

PIN Nos. 30-19-300-028-0000
30-19-300-029-0000

Commonly known as 16851 Torrence Avenue, Lansing, Illinois

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11/14/2019