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ASSIGNMENT OF LEASE

3746603

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Fuzze
-
Cherry
Hamm
J. K. K.

THIS ASSIGNMENT OF LEASE, made and entered into this 29th day of September, 1988, by and between PARAGON RESTAURANT GROUP, INC. (formerly known as Vicorp Specialty Restaurants, Inc.), hereinafter referred to as "ASSIGNOR," and JERRICO, INC., referred to as "ASSIGNEE":

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W I T N E S S E T H:

WHEREAS, Foodmaker, Inc., as Lessor, and Assignor, as Lessee, entered into a Sublease Agreement dated January 20, 1984, for this lease of property with all improvements thereon situated in Randhurst Shopping Center, Mt. Prospect, Illinois, which is more particularly described in said Sublease; and

WHEREAS, Assignor herein desires to assign, and Assignee herein desires to assume, the right, title and interest of the Assignor under said Sublease Agreement dated January 20, 1984, a memorandum of said Sublease having been filed with the Registrar of Title on June 15, 1984 as Document No. LR3377052;

NOW, FOR VALUE RECEIVED, Assignor warrants that it is not in default under the Lease and does hereby grant, convey, and assign to Assignee the Sublease during the remainder of its term and any renewals thereof and acknowledges that it is not relieved of any responsibility, liability or obligation to the Lessor under the Sublease;

IT IS, THEREFORE, AGREED AS FOLLOWS:

That from and after October 7, 1988, Assignee shall assume the liability and duty to perform all of the terms

10/1/88
DESCRIPTION APPEARS TO BE OF
PROPERTY # 10238711 # 110
PROPERTY OF CITY OF LAURENS

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EXHIBIT A - LEGAL DESCRIPTION

That part of Lot One in Randhurst Center Resubdivision, No. 1, being a resubdivision of Lot One in Randhurst Center, being a subdivision of part of the Southeast 1/4 of Section 27, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat of said Randhurst Center Resubdivision, No. 1, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 87408581 and registered in the Office of the Registrar of Titles of Cook County, Illinois on July 24, 1987 as Document No. LR 3637429, bounded by a line described as follows:

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That part of the South East Quarter of Section 27, Township 42 North, Range 11 East of the Third Principal Meridian bounded by a line described as follows:

Commencing at the intersection of the East line of Elmhurst Road, being a line 50.0 feet East of and parallel with the West line of said South East Quarter, and the North Easterly line of Rand Road, being a line 50.0 feet North Easterly of and parallel with the center line of said road; thence North along the East line of Elmhurst Road, 42.84 feet; thence East along a line drawn at right angles to the East line of said road 45.0 feet for a place of beginning of the tract of land to be described; thence continuing East along said line drawn at right angles, 130.0 feet; thence North at right angles, 105.0 feet; thence West at right angles, 130.0 feet; thence South 105.0 feet to the place of beginning in Cook County, Illinois.

The title to the subject property has been registered under "An Act Concerning Land Titles", commonly known as the Torrens Act.

Permanent Tax Number: 03-27-401-077

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and conditions of the Sublease on the part of the Assignor to be performed, except for the duty to continuously operate contained in paragraph 27, which shall arise on or after such date.

IN WITNESS WHEREOF, the Assignor has caused this Assignment of Lease to be executed on the date first hereinabove written.

PARAGON RESTAURANT GROUP, INC.
(formerly known as Vicorp
Specialty Restaurants, Inc.)

ATTEST:


Secretary

By: 
President

STATE OF California

COUNTY OF San Diego

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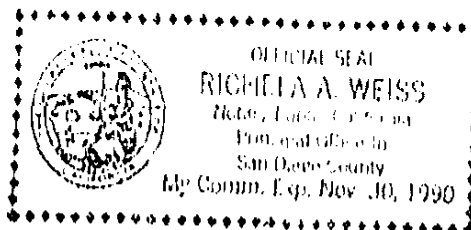
On this the 29 day of September, 1988, before me, Richard A. Weiss, the undersigned Notary Public, personally appeared Thomas W. Down, who acknowledged himself to be the President of Paragon Restaurant Group, Inc., a Colorado corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

In witness whereof, I hereunto set my hand and official seal.

Richard A. Weiss
Notary Public

My commission expires:

11-30-90



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ACCEPTANCE OF ASSIGNMENT

IN CONSIDERATION of the foregoing Assignment, Assignee hereby assumes and agrees to make all payments and to perform and keep all promises, covenants, conditions and agreements of the aforesaid Sublease by Assignor to be made, kept and performed, except for the duty to continuously operate contained in paragraph 27.

IN WITNESS WHEREOF, Assignee has executed this Acceptance of Assignment of Lease on this 5th day of October, 1988.

ATTEST:

JERRICO, INC.

Peggy S. Newton
Peggy S. Newton
Assistant Secretary

By:

Gerald W. Deitchler
Gerald W. Deitchler
Senior Vice President,
Finance

STATE OF KENTUCKY

COUNTY OF FAYETTE

The foregoing instrument was acknowledged before me this 5th day of October, 1988, by Gerald W. Deitchler as Senior Vice President, Finance of Jerrico, Inc., a Kentucky corporation, on behalf of the corporation.

This the 5th day of October, 1988.

Vicki Davis Hamlin
Notary Public

My commission expires:

May 23, 1992

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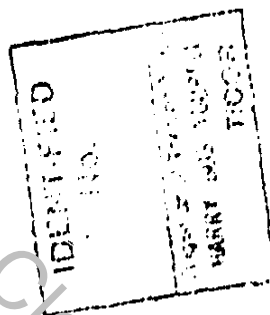
Property of Cook County Clerk's Office

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RECORDED
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HIGH TITLE INSURANCE
62 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

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145800
DUPLICATE