

UNOFFICIAL COPY

00620293

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2000-08-14 11:11:52
Cook County Recorder 55.00

RELEASE OF:

SUBORDINATION, ATTORNMENT AND
NON-DISTURBANCE AGREEMENT

("RELEASE")



00620293

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE SUBORDINATION, ATTORNMENT AND NON-DISTURBANCE AGREEMENT WAS FILED.

Handwritten initials

D103-1841925-Rc1

KNOW ALL PERSONS BY THESE PRESENTS, that BANK OF AMERICA, N.A., as successor by merger to Continental Bank N.A. having its principal place of business in the County of Cook, State of Illinois (the "Bank"), for and in consideration of the payment of the indebtedness secured by the Subordination, Attornment and Non-Dirturbance Agreement (as hereinafter defined), and of the sum of ONE DOLLAR, the receipt and adequacy of which are hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUITCLAIM unto COLE TAYLOR BANK, Successor Trustee to U.S. BANK, f/k/a STEEL BANK OF CHICAGO. f/k/a STEEL CITY NATIONAL BANK OF CHICAGO, not individually but solely as Trustee under Trust Agreement dated October 10, 1988 and known as Trust No. 3059 (the "Trustee"), MUSIC CENTER ASSOCIATES LIMITED PARTNERSHIP ("Landlord") and NEJA GROUP L.L.C. ("Tenant") its successors, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever to the premises described on Exhibit A attached hereto and incorporated herein, together with all the appurtenances and privileges thereunto belonging or appertaining, which Bank may have acquired in, through or by that certain Subordination, Attornment and Non-Disturbance Agreement dated as of November 1, 1994 and recorded November 15, 1994 as Document Number 94967517 (the "Subordination"), all in the office of the Recorder of Deeds of Cook County, Illinois (the "Recorder's Office")

This Release does not release any covenants, warranties, indemnities or other obligations of Trustee and Landlord under the Subordination which by its terms expressly survive the release or termination of the Subordination; provided, however, that this Release shall act as a full release and termination of all liens, claims and interests Bank possesses under the Subordination in and to the property legally described on Exhibit A attached hereto and incorporated herein.

BOX 333-CTI

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IN WITNESS WHEREOF, said Bank has caused these presents to be executed by its Vice President this 13th day of January, 2000.

BANK OF AMERICA, N.A.

By: *June Courtney*
JUNE M. COURTNEY.
Vice President

THIS INSTRUMENT PREPARED BY:

Andres M. Llanes
Documentation Analyst
Upper Midwest Commercial Loan Service Center
Bank of America, N.A.
231 South LaSalle Street, 11th Floor
Chicago, Illinois 60690

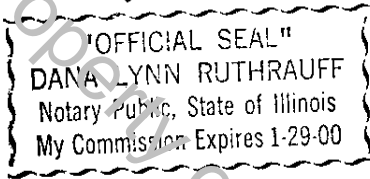
AFTER RECORDING RETURN TO:

Carol S. Groz
Friedman & Katz, P.C.
11 E. Adams, Ste. 1600
Chicago, IL 60603

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

I, Dana Lynn Ruthrauff, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that June M. Courtney, personally known to me to be the Vice President of BANK OF AMERICA, N.A., and personally known to me to be the same person and acknowledged that as such officer she signed and delivered such instrument as her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 13th day of January, 2000.



Dana Lynn Ruthrauff
Notary Public

My commission expires: 1-29-00

Deputy Clerk of Cook County Clerk's Office

EXHIBIT A

Legal DescriptionPARCEL 1:

THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13, LYING SOUTH OF THE INDIAN BOUNDARY LINE EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13, LYING SOUTH OF THE INDIAN BOUNDARY LINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART THEREOF BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE NORTH 89°-58'-42" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4, 1327.91 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE NORTH 0°-00'-45" EAST, ALONG THE LAST DESCRIBED LINE, 772.36 FEET; THENCE NORTH 89°-56'-22" EAST 750.37 FEET; THENCE SOUTH 58°-10'-54" EAST 679.96 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 0°-03'-20" WEST, ALONG THE LAST DESCRIBED LINE, 415.16 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13, TOGETHER WITH THAT PART OF THE NORTH 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13, LYING SOUTH OF THE INDIAN BOUNDARY LINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 89°-58'-16" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, 1328.90 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 0°-00'-45" WEST ALONG THE LAST DESCRIBED LINE 364.17 FEET; THENCE NORTH 89°-58'-16" WEST 2391.37 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND A CHORD THAT BEARS NORTH 81°-10'-10" WEST A CHORD DISTANCE OF 229.53 FEET, AN ARC LENGTH OF 230.43 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 930.74 FEET AND A CHORD THAT BEARS NORTH 61°-52'-45" WEST A CHORD DISTANCE OF 338.85 FEET, AN ARC LENGTH OF 340.75 FEET TO THE SOUTHEASTERLY LINE OF GEORGE BRENNAN HIGHWAY AS PER DOCUMENT NO. 11231373; THENCE NORTH 44°-46'-37" EAST ALONG THE LAST DESCRIBED LINE 134.12 FEET; THENCE SOUTH 45°-13'-27" EAST, 63.67 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 472.00 FEET AND A CHORD THAT BEARS SOUTH 58°-47'-43" EAST A CHORD DISTANCE OF 221.53 FEET, AN ARC LENGTH OF 223.61 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 650.00 FEET AND A CHORD THAT BEARS SOUTH 81°-10'-10" EAST A CHORD DISTANCE OF 198.92 FEET, AN ARC LENGTH OF 199.71 FEET; THENCE SOUTH 89°-58'-16" EAST, 1062.64 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 0°-01'-48" WEST ALONG THE LAST DESCRIBED LINE 264.17 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ADDRESS OF PROPERTY:

Ridgeland and Flossmor Roads, Tinley Park, Illinois

P.I.N.: 31-06-405-001; 31-06-406-001; 31-07-101-001;
31-07-102-001; 31-07-200-002; 31-07-201-002

Property of Cook County Clerk's Office