

# UNOFFICIAL COPY

Store # 141, Cook County, IL

## RELEASE DEED

~~MAIL TO:  
Shira Silver, Esq.  
Willkie Farr & Gallagher  
787 Seventh Avenue  
New York, New York 10019~~

WHEN RECORDED RETURN TO:  
Fidelity National Title  
Insurance Company  
100 West Big Beaver Road  
Suite 140  
Troy MI 48064

0010301296

1514/0162 10 001 Page 1 of 2  
2001-04-13 13:58:28  
Cook County Recorder 23.00



**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE COUNTY RECORDER WHERE THE MORTGAGE OR DEED OF TRUST WAS FILED**

2897827 20

1/2/01

Know All Men by These Presents, That The Chase Manhattan Bank, a New York banking corporation, as Collateral Agent, having an office at 270 Park Avenue, New York, N.Y. 10017 in and for consideration of one dollar, and for other good and valuable consideration, the receipt whereof is hereby confessed, does hereby remise, convey, release and quit claim unto Frank's Nursery & Crafts, Inc., a Michigan corporation, having an office at 6501 East Nevada, Detroit, Michigan 48234 all rights, title, interest claims or demands whatsoever it may have acquired in, through or by a certain Mortgage, Security Agreement, Assignment of Leases and Rents, Financing Statement and Fixture Filing from Frank's Nursery & Crafts, Inc., bearing the date of the February 4, 1999 and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 98234444 in the premises therein described, situated in the County of Cook, State of Illinois, and more particularly described in Exhibit A annexed hereto.

Permanent Index Number (PIN): 19-28-202-014-0000  
Address(es) of Real Estate: 7456 S. State Road, Bedford Park, Cook County, Illinois, 60638.

DATED this 16th day of February, 2001

THE CHASE MANHATTAN BANK, as  
Collateral Agent

By: Neil R. Boylan  
Name: Neil Boylan  
Title: Managing Director

State of New York, County of New York ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Neil Boylan, Managing Director of The Chase Manhattan Bank, a New York banking corporation, 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, sealed and delivered the said instrument as the free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE  
ELSA V. GRIFFITH  
Notary Public, State of New York  
No. 01GR4838119  
Qualified in Kings County  
Commission Expires March 30, 2001

Given under my hand and official seal, this 16th day of February, 2001.

Commission expires 2001  
Elsa V. Griffith  
NOTARY PUBLIC

This instrument was prepared by John J. Meyler, Esq., 787 Seventh Avenue, New York, New York 10019

**BOX 333-CM**

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Property of Cook County Clerk's Office

113-888 XDU

EXHIBIT A

PARCEL 1: That part of the North East quarter (1/4) of Section 28, Township 38 North, Range 13, East of the Third Principal Meridian, lying South East of the center of State Road, West of the West line of the East 57 feet of the aforesaid North East quarter (1/4) of Section 28, and South of a line drawn at right angles through a point on the West line of said East 57 feet which is 300 feet North of the South line of the North East quarter (1/4) of said Section 28 (except the Westerly 50 feet of the tract described, being a part of State Road) and also excepting therefrom the Easterly 475 feet, as measured along the North and South line thereof; East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: Easement for the benefit of Parcel 1 as created by Trustee's Deed, recorded December 6, 1979 as Document Number 25270445, as amended by the First Amendment to Easement recorded August 15, 1988 as Document Number 88368844 and re-recorded October 4, 1988 as Document Number 88455718, for ingress and egress over and upon the following described land, to wit:

That part of the Northeast quarter (1/4) of Section 28, Township 38 North, Range 13 East of the Third Principal Meridian described as follows:

Beginning at a point on a line drawn at right angles to the West line of the East 57.00 feet of said Northeast quarter (1/4) through a point 300.00 feet North (as measured along the said West line of the East 57.00 feet) of the South line of the Northeast quarter (1/4) of said Section 28, said Point of Beginning being 475.00 feet West (as measured along said right angles line) of the said West line of the East 57.00 feet thereof; thence South 0° 00' 00" West (at right angle to last described right angle line) 24.00 feet to a point; thence South 90° 00' 00" East (24.00 feet South of and parallel with the first described right angle line) a distance of 429.58 feet to a point on the Westerly line of an easement dated December 20, 1965; thence North 66° 15' 47" West along said Westerly line of easement a distance of 59.62 feet to a point on the first described right angle line, thence South 90° 00' 00" West, along said right angle line 375.00 feet to the Point of Beginning of land herein described;

also

That part of the Northeast quarter (1/4) of Section 28, Township 38 North, Range 13 East of the Third Principal Meridian described as follows:

Beginning at a point on a line drawn at right angles to the West line of the East 57.00 feet of said Northeast quarter (1/4) through a point 300.00 feet North (as measured along the said West line of the East 57.00 feet) of the South line of the Northeast quarter (1/4) of said Section 28; thence South 90° 00' 00" West, along said right angle line a distance of 100.00 feet to a point on the Westerly line of and Easement Agreement dated December 20, 1965; thence South 66° 15' 47" East, along said Westerly line of easement a distance of 71.00 feet to curved line, convex Northerly having a radius of 49.42 feet, a distance of 38.89 feet (the chord of said curve bearing South 67° 27' 30" East) to a point on the West line of the East 57.00 feet, aforesaid; thence North 0° 00' 00" East, along said West line of the East 57.00 feet, a distance of 43.11 feet to the Point of Beginning, all in Cook County, Illinois.

Pin 19-28-202-014