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Cook County Recorder 25.00



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This instrument was prepared
by and after recording
should be returned to:
Michael F. Smetana, Esq.
MKS, Attorneys at Law
211 East Ontario Street,
Suite 1450
Chicago, Illinois 60611

PARTIAL RELEASE OF LEASE
(Store No. 3176)

THIS PARTIAL RELEASE is made as of this 3 day of MARCH, 2000 by JETCO PROPERTIES, INC., a Delaware corporation ("Jetco") and JEWEL FOOD STORES, INC., a New York corporation (formerly known as "Jewel Companies, Inc.") ("Jewel"), as their interests may appear. *3*

By Lease dated January 27, 1969, as evidenced by that certain Notice of Lease recorded December 11, 1969 as Document No. 21034909 (collectively, the "Lease") by and between Jetco as successor in interest to 96th & Ashland Properties, Inc., a Delaware corporation and Jewel, Jetco leased to Jewel certain premises legally described in the referenced Notice of Lease ("Demised Premises"). The real property legally described on Exhibit A attached hereto and made a part hereof ("Released Premises") is part of the Demised Premises.

In consideration of the covenants and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jetco, as landlord, and Jewel, as tenant, hereby release any and all rights each may have by, under or through the Lease (but not otherwise) with respect to the Released Premises, including but not limited to Jewel's right to purchase the Released Premises. Except as Jetco and Jewel may otherwise expressly agree, the Lease shall otherwise remain in full force and effect in accordance with its terms and provisions and shall remain an encumbrance on the Demised Premises except for that portion of the Demised Premises consisting of the Released Premises.

The undersigned have executed this Partial Release as of the day and year first above written.

JETCO PROPERTIES, INC.,
a Delaware corporation

JEWEL FOOD STORES, INC.,
a New York corporation

By: William H. Arnold

By: William H. Arnold

Its: G. LEE MUMFORD

Its: G. LEE MUMFORD

Vice President
WILLIAM H. ARNOLD

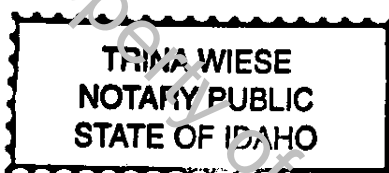
Vice President
WILLIAM H. ARNOLD

BOX 333-CT7

STATE OF IDAHO)
) ss:
COUNTY OF ADA)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILLIAM H. ARNOLD, personally known to me to be the VICE President of JETCO PROPERTIES, INC., a Delaware corporation, acknowledged that as such officer, being authorized so to do, (s)he executed the foregoing instrument on behalf of said corporation as such officer, as his/her free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of MARCH, 2000.



Trina Wiese
Notary Public

My Commission Expires: January 28, 2004

STATE OF IDAHO)
) ss:
COUNTY OF ADA)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILLIAM H. ARNOLD, personally known to me to be the Vice President of JEWEL FOOD STORES, INC., a New York corporation, acknowledged that as such officer, being authorized so to do, (s)he executed the foregoing instrument on behalf of said corporation as such officer, as his/her free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of March, 2000.

Trina Wiese
Notary Public

My Commission Expires: January 28, 2004

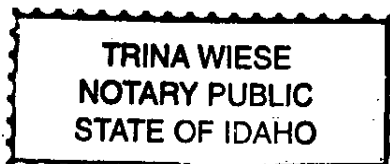


EXHIBIT A TO RELEASELEGAL DESCRIPTION OF RELEASE PARCEL

That part of Lot 22 in John P. Gibbons' Subdivision of Block 6 in the Subdivision of the South Half of that part of the East Half of Section 6, Township 37 North, Range 14 East of the Third Principal Meridian lying East of the Columbus, Chicago and Indiana Central Railroad except those parts of the foregoing Lots taken for widening of Beverly Avenue, West 95th Street and South Ashland Avenue, together with portions of the Vacated Rights of Way of the Columbus, Chicago and Indiana Central Railroad and Vacated Beverly Avenue bounded and described as follows: Beginning at the Intersection of the North Line of 95th Street (as widened) and the Westerly Line of the former Columbus, Chicago and Indiana Central Railroad right of way, thence Northerly along said Westerly Line of said right of way 182.46 feet, thence Northeasterly at right angles thereto, 16.90 feet, to a line 177.50 feet Northerly and Parallel with the North line of 95th Street aforesaid, thence Easterly along said parallel line 151.72 feet, thence Southerly at right angles thereto 177.50 feet to the North line of 95th Street aforesaid, thence Westerly along the North line of 95th Street 106.20 feet to the Point of Beginning in Cook County, Illinois.

Commonly known as: 1614 W. 95th Street, Chicago, Illinois

Permanent Index Numbers: 25-06-426-009-0000, 25-06-427-026-000