

Prepared by and return to:
Timothy E. Flemming, P-12-03
203 E. Main Street
Spartanburg, SC 29319

Parcel No: 27-10-300-008-0000



**SATISFACTION OF MORTGAGE
AND RELEASE OF SECURITY DOCUMENTS**

THIS SATISFACTION OF MORTGAGE AND RELEASE OF SECURITY DOCUMENTS ("Satisfaction") is made as of June 1, 2000, by and between DENNY'S REALTY, INC., and DENNY'S INC., parties of the first part, and STATE STREET BANK AND TRUST COMPANY, as Trustee, as party of the second part.

WITNESSETH:

WHEREAS, the parties of the first part, to secure the payment of \$160,000,000.00 and interest, as evidenced by a note fully described in the below mentioned mortgage, did by Indenture of Mortgage, Deed of Trust, Security Agreement, Financing Statement, Fixture Filing, and Assignment of Leases and Rents (the "Mortgage") dated July 12, 1990 recorded as Document 90363357, on July 31, 1990, in the Recorder's Office of Cook County, Illinois, convey to the party of the second part, as Secured Party, Beneficiary and Mortgagee certain real estate located at #20 Orland Square Drive, Orland Park, Illinois 60462, and described in Exhibit A attached hereto and by this reference made a part hereof (the "Property").

WHEREAS, as further security for the mortgage debt, party of the first part also delivered to party of the second part that certain Collateral Assignment of Lease, Rents and Revenues with respect to the Property, dated July 12, 1990, which was recorded contemporaneously with the mortgage (the mortgage and assignment are collectively referred to as the "Documents").

WHEREAS, the note secured by the Mortgage is now paid and the party of the first part has requested that the Property be now released unto them and the party of the second part as holder of the note secured by the Mortgage is willing that such be done and consents to this release.

S-V
P-1
MX

NOW, THEREFORE, WITNESSETH:

That for and in consideration of the premises and the sum of Five Dollars (\$5.00), cash in hand paid, the party of the second hereby releases unto the party of the first part all of the claim of the party of the second part under and by virtue of the Mortgage or Documents in and to the Property.

IN WITNESS WHEREOF, the party of the first part and the party of the second part, have hereunto set their hands, in multiple counterparts, as of the day and year first above written:

DENNY'S REALTY, INC., a Delaware corporation

By: Timothy E. Flemming
Timothy E. Flemming, Vice President

DENNY'S, INC., a California corporation

By: Timothy E. Flemming
Timothy E. Flemming, Vice President

STATE STREET BANK AND TRUST COMPANY, TRUSTEE
a Massachusetts corporation

By: [Signature]
Its: VICE PRESIDENT

DENNY'S REALTY, INC.

CORPORATE ACKNOWLEDGMENT
(For use in all states except LA)

STATE OF SOUTH CAROLINA)
) SS
COUNTY OF SPARTANBURG)

On February 7, 2002, before me, the undersigned officer, personally appeared Timothy E. Flemming (residing at 101 Dug Hill Road, Landrum, South Carolina 29356), personally known and acknowledged himself to me to be the Vice President of Denny's Realty, Inc., a Delaware corporation, and that as such officer being duly authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed and acknowledged the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such officer as his free and voluntary act and deed and the free and voluntary act and deed of said Corporation.

IN WITNESS WHEREOF, I hereunder set my hand and official seal .

Patricia A. Dean
Patricia A. Dean, Notary Public



NOTARY SEAL

My Commission expires July 31, 2010


DENNY'S INC.

CORPORATE ACKNOWLEDGMENT
 (For use in all states except LA)

STATE OF SOUTH CAROLINA)
) SS
 COUNTY OF SPARTANBURG)

On February 7, 2002, before me, the undersigned officer, personally appeared Timothy E. Flemming (residing at 101 Dug Hill Road, Landrum, South Carolina 29356) personally known and acknowledged himself/herself to me to be the Vice President of Denny's, Inc., a California corporation and that as such officer being duly authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed and acknowledged the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such officer as his free and voluntary act and deed and the free and voluntary act and deed of said Corporation.

IN WITNESS WHEREOF, I hereunder set my hand and official seal .



 Patricia A. Dean, Notary Public

My commission expires July 31, 2010

NOTARY SEAL

CORPORATE ACKNOWLEDGMENT
(For use in all states except LA)

STATE OF MASSACHUSETTS)
) SS
COUNTY OF SUFFOLK)

On JAN 31, 2002, before me, the undersigned officer, personally appeared PATRICK E. MCGARR (residing at MANSFIELD, MA) personally known and acknowledged himself/herself to me to be the VICE PRESIDENT of State Street Bank and Trust Company and that as such officer being duly authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed and acknowledged the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as such officer as his/her free and voluntary act and deed and the free and voluntary act and deed of said Corporation.

IN WITNESS WHEREOF, I hereunder set my hand and official seal .

Beverly Ann Burack
Notary Public
Print Name: Beverly Ann Burack

NOTARY SEAL

My Commission expires 4/16/2004

UNOFFICIAL COPY

Property of Cook County Clerk's Office

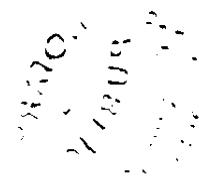


EXHIBIT A

Property of Cook County Clerk's Office

SCHEDULE A

NUMBER	DATE OF POLICY	AMOUNT OF INSURANCE
64-52-800	OCTOBER 20, 1976	\$185,000.00

0020313849 Page 7 of 7

1. NAME OF INSURED:

DENNY'S, INC., A CALIFORNIA CORPORATION

2. A FEE SIMPLE ESTATE IN THE LAND COVERED BY THIS POLICY IS VESTED IN THE INSURED.

3. THE LAND HEREIN DESCRIBED IS ENCUMBERED BY THE FOLLOWING MORTGAGE OR TRUST DEED, AND ASSIGNMENTS:

NONE

AND THE MORTGAGES OR TRUST DEEDS, IF ANY, SHOWN IN SCHEDULE B HEREOF.

4. THE LAND COVERED BY THIS POLICY IS DESCRIBED AS FOLLOWS:

LOT G-2 IN THE SUBDIVISION OF ORLAND SQUARE PLANNED DEVELOPMENT IN THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, PER PLAT OF SUBDIVISION RECORDED AS DOCUMENT 23679530, IN COOK COUNTY, ILLINOIS.