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2003-03-14 11:11:34

Cook County Recorder 38.50

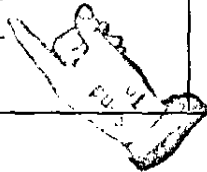
Recordation requested by:

FINOVA Capital Corporation
4800 N. Scottsdale Road
Scottsdale, AZ 85251



When recorded return to:

Republic Title of Texas, Inc.
2626 Howell Street 10th Floor
DALLAS, TX 75204
Attention: Becky Etter



RELEASE DEED AND RECONVEYANCE

Parties: "Mortgagor": **LINCOLN MALL LLC,**
a Delaware limited liability company

Address: 1981 North Broadway, Suite 415
Walnut Creek, CA 94956

"Mortgagee": **FINOVA CAPITAL CORPORATION,**
a Delaware corporation (successor by merger
to FINOVA Realty Capital Inc.)

Address: 4800 N. Scottsdale Road
Scottsdale, AZ 85251

WHEREAS, Mortgagor has satisfied the indebtedness under the Promissory Note secured by that certain Mortgage, Assignment of Rents and Security Agreement dated as of December 16, 1998, executed and delivered by Mortgagor to and for the benefit of Mortgagee and recorded on December 17, 1998 in the records of the Cook County, Illinois Recorder as Instrument # 08148393 (the "Mortgage") with respect to the real property therein described (see Exhibit A attached hereto for legal description), and Mortgagee has agreed to terminate the Mortgage as well as the Subordination and Standstill Agreement related thereto executed by Levin Menzies Kelly & Associates, L.L.C., a California limited liability company, Paul D. Menzies, Marvin T. Levin and D. Michael Kelly in favor of Mortgagee dated December 16, 1998 and recorded on December 17, 1998 in the records of the Cook County, Illinois Recorder as Instrument # 08148394 (the "Subordination Agreement").

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT the present Mortgagee under said Mortgage for and in 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, without representation, covenant or warranty unto Mortgagor all the right, title, interest, claim or demand, whatsoever Mortgagee may have acquired in, through or by the Mortgage. All the Notes secured by the Mortgage have been cancelled. Mortgagor does hereby terminate the Subordination Agreement executed in connection with the Mortgage for the benefit of Mortgagee.

DATED this 13 day of March, 2003.

FINOVA Capital Corporation,
A Delaware corporation (successor by
Merger to FINOVA Realty Capital Inc.

By: Jim Batdorf
Name: JIM BATDORF
Title: VICE PRESIDENT

STATE OF ARIZONA)
County of Maricopa) ss.

I, Elinor M. Svihla, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Jim Batdorf, as the Vice President of FINOVA Capital Corporation, a Delaware 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, being thereunto duly authorized, signed, sealed and delivered the said instrument as the free and voluntary act of said corporation, and as his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 6 day of March, 2003.

Elinor M. Svihla
Notary Public

My Commision Expires: June 9, 2004

[NOTARY SEAL]



Exhibit A

LEGAL DESCRIPTION

[legal description to be attached behind this page]

Property of Cook County Clerk's Office

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Exhibit A

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Legal Description

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1 (EXCEPT THE NORTH 70 FEET OF THAT PART OF LOT 1 IN LINCOLN MALL LYING SOUTH AND ADJACENT TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 22) AND LOT 6 IN LINCOLN MALL, BEING A SUBDIVISION OF PART OF THE SOUTH WEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 20, 1972 AS DOCUMENT 21840371 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RECIPROCAL AND NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, PARKING OF VEHICLES, PASSAGE AND ACCOMMODATION OF PEDESTRIANS, THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION AND REMOVAL OF STORM AND SANITARY SEWERS, WATER LINES AND GAS MAINS, ELECTRICAL POWER LINES, TELEPHONE LINES AND OTHER UTILITY LINES, STORM WATER RETENTION BASIN, FIRE PROTECTION WATER STORAGE TANK AND PUMP HOUSE FACILITIES, THE CONSTRUCTION, RECONSTRUCTION, ERECTION AND MAINTENANCE OF COMMON FOUNDATIONS, FOOTINGS, SUPPORTS, CANOPIES, ROOFS, BUILDING AND OTHER OVERHANGS, AWNINGS, ALARM BELLS, SIGNS, LIGHTS AND LIGHTING DEVICES, UTILITY VAULTS AND OTHER SIMILAR APPURTENANCES AND FOR THE PURPOSE OF THE DEVELOPMENT AND CONSTRUCTION OR RECONSTRUCTION OF IMPROVEMENTS, CREATED AND GRANTED AS APPURTENANCES TO THE AFORESAID PARCEL 1, ALL CREATED, DEFINED AND LIMITED BY THAT CERTAIN RECIPROCAL CONSTRUCTION OPERATION AND EASEMENT AGREEMENT DATED MARCH 7, 1972 AND RECORDED ON MARCH 24, 1972 AS DOCUMENT 21846183 BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 4, 1971 AND KNOWN AS TRUST NUMBER 57420, CARSON PIRIE SCOTT AND COMPANY, A DELAWARE CORPORATION, J. C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION, MONTGOMERY WARD DEVELOPMENT CORPORATION, A DELAWARE CORPORATION AND WIEBOLDT STORES, INC., AN ILLINOIS CORPORATION, IN, ON, OVER, UPON AND UNDER LOTS 2, 3, 4, AND 5 IN LINCOLN MALL SUBDIVISION AFORESAID AS SHOWN ON THE PLOT PLAN ATTACHED TO SAID RECIPROCAL CONSTRUCTION OPERATION AND EASEMENT AS AMENDED AND MODIFIED BY THAT CERTAIN EASEMENT RELOCATION AGREEMENT, FIRST AMENDMENT TO TOTAL SITE AGREEMENT AND HIGHWAY EASEMENT REVOCATION AND DRAINAGE GRANT EASEMENT, RECORDED ON SEPTEMBER 9, 1977 IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS AS DOCUMENT 24099069.

PARCEL 3:

THE RECIPROCAL AND NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AND FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION AND REMOVAL OF STORM AND SANITARY SEWERS, WATER LINES AND GAS MAINS, ELECTRICAL POWER LINES, TELEPHONE LINES AND OTHER UTILITY LINES, CREATED AND GRANTED AS APPURTENANCES TO THE AFORESAID PARCELS 1, 9, 10 AND 11 ALL CREATED, DEFINED AND LIMITED BY THAT CERTAIN TOTAL SITE AGREEMENT DATED MARCH 7, 1972 AND RECORDED MARCH 24, 1972 AS DOCUMENT 21846182 BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 4, 1971 AND KNOWN AS TRUST NUMBER 57420, CARSON PIRIE SCOTT AND COMPANY, A DELAWARE

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CORPORATION, J. C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION, MONTGOMERY WARD DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, WIEBOLDT STORES, INC., AN ILLINOIS CORPORATION, AND CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 30, 1971 AND KNOWN AS TRUST NUMBER 57866, IN, ON, OVER, UPON AND UNDER LOTS 2, 3 (EXCEPT THAT PART OF LOT 3 CONDEMNED IN CASE NUMBER 83L052236), 4, 5, 8, 9, 10, 11 AND 12 IN LINCOLN MALL SUBDIVISION AFORESAID AS SHOWN ON THE PLOT PLAN ATTACHED TO THE SAID TOTAL SITE AGREEMENT AS AMENDED AND MODIFIED BY THAT CERTAIN EASEMENT RELOCATION AGREEMENT, FIRST AMENDMENT TO TOTAL SITE AGREEMENT AND HIGHWAY EASEMENT REVOCATION AND DRAINAGE GRANT EASEMENT, RECORDED ON SEPTEMBER 9, 1977 IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS AS DOCUMENT 24091069

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT FROM ARCO PIPE LINE COMPANY, A CORPORATION OF DELAWARE, DATED MARCH 22, 1973 AND RECORDED MAY 14, 1973 AS DOCUMENT 22323290 FOR INGRESS AND EGRESS, CONSTRUCTION OF ROADWAYS, FOR STORM SEWERS, AND WATER LINES, AS DESCRIBED IN SAID INSTRUMENT, ON AND OVER AND THROUGH THE WEST 50 FEET OF THE EAST 125 FEET (EXCEPT THE NORTH 522.72 FEET AND EXCEPT THE RAILROAD RIGHT OF WAY) OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 5:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT FROM NATURAL GAS PIPELINE COMPANY OF AMERICA, A CORPORATION OF DELAWARE, DATED MAY 23, 1973 AND RECORDED AUGUST 17, 1973 AS DOCUMENT 22443133 FOR INGRESS AND EGRESS, CONSTRUCTION OF ROADWAYS, FOR STORM SEWERS AND WATER LINES, AS DESCRIBED IN SAID INSTRUMENT, ON AND OVER AND THROUGH THE EAST 75 FEET OF THE NORTHWEST 1/4 AND THE EAST 75 FEET OF THAT PART OF THE SOUTHWEST 1/4 LYING NORTH OF THE MICHIGAN CENTRAL RAILROAD, ALL IN SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 6:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 7, 9, 10, 11 AND 12 AND OTHER PROPERTY AS CREATED BY GRANT OF EASEMENT DATED MAY 4, 1990 AND RECORDED MAY 4, 1990 AS DOCUMENT 90207754 FOR INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE OUTFALL FACILITIES AND OTHER DRAINAGE FACILITIES OVER THE FOLLOWING DESCRIBED LAND:

THE SOUTH 100 FEET OF THE NORTH 153.49 FEET OF LOT 21 LYING WESTERLY OF THE CENTERLINE OF BUTTERFIELD CREEK IN BLOCK 2 IN MATTESON FARMS, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 7:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 22 LYING NORTH OF THE NORTHERLY LINE OF THE PENN-CENTRAL RAILROAD (FORMERLY THE MICHIGAN CENTRAL RAILROAD) RIGHT OF WAY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD WITH A LINE 125 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE

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SOUTHWEST 1/4 OF SECTION 22, SAID LINE BEING THE WEST RIGHT OF WAY LINE OF SINCLAIR PIPELINE COMPANY; THENCE WEST ON THE NORTHERLY LINE OF SAID RAILROAD, SAID LINE HAVING A BEARING OF NORTH 89 DEGREES 43 MINUTES 45 SECONDS WEST FOR THE PURPOSE OF THE DESCRIPTION, A DISTANCE OF 812 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 25 SECONDS WEST A DISTANCE OF 220 FEET TO A POINT; THENCE NORTH 45 DEGREES 05 MINUTES 25 SECONDS EAST, A DISTANCE OF 862.77 FEET TO A POINT; THENCE SOUTH 89 DEGREES, 43 MINUTES, 45 SECONDS EAST, A DISTANCE OF 200 FEET TO A POINT; THENCE SOUTHERLY ON A LINE 125 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, SAID LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF THE SOUTHWEST PIPELINE COMPANY AND SAID LINE HAVING A BEARING OF SOUTH 00 DEGREES, 05 MINUTES, 25 SECONDS EAST, A DISTANCE OF 832 FEET TO THE POINT OF BEGINNING, ALL IN TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 8:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 7 TO LINCOLN HIGHWAY (U. S. ROUTE 30) AND CICERO AVENUE, AS SET FORTH IN AGREEMENT AND DECLARATION BY J. C. PENNEY, INC., A DELAWARE CORPORATION, AND EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 21912 DATED NOVEMBER 1, 1968 AND RECORDED NOVEMBER 8, 1968 AS DOCUMENT 20671343 AND AMENDED BY DESIGNATION OF EASEMENT RECORDED NOVEMBER 10, 1977 AS DOCUMENT 24188603, OVER LUNG ROAD IN LINCOLN MALL SHOPPING CENTER, IN COOK COUNTY, ILLINOIS

PARCEL 9:

LOT 2 IN THE RESUBDIVISION OF LOT 8 IN LINCOLN MALL, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1977 AS DOCUMENT 23835201, IN COOK COUNTY, ILLINOIS

PARCEL 10:

THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOT 9 IN LINCOLN MALL, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1978 AS DOCUMENT 24693781, COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 (BEING THE POINT WHERE THE SOUTH LINE OF SAID LOT 1 INTERSECTS THE EAST LINE OF CICERO AVENUE) AND PROCEEDING THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY ON SAID SOUTH LINE 30 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID SOUTH LINE 20 FEET; THENCE WESTERLY PARALLEL TO SAID SOUTH LINE 30 FEET; THENCE SOUTHERLY 20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 11:

THAT PART OF LOT 2 IN THE RESUBDIVISION OF LOT 12 IN LINCOLN MALL, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 15, 1974 AS DOCUMENT 22684834, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 150.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE TANGENT TO THE LAST DESCRIBED COURSE; CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 396.11

FEET, A DISTANCE OF 91.89 FEET; THENCE NORTHWESTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 61.03 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 24.64 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 12: EASEMENT FOR SIGN FOR THE BENEFIT OF LOT 1 OVER ACROSS, UNDER AND THROUGH THE LAND TO ERECT, USE, OPERATE, MAINTAIN, REPAIR AND REPLACE "THE SIGN" AS CURRENTLY LOCATED ON THE LAND FOR THE INSTALLTION, USE, OPERTION, REPAIR AND REPLACEMENT OF ELECTRICAL LINES TO SERVICE THE SIGN AND FOR INGRES AND EGRESS TO AND FROM THE LAND AND TO AND FROM THE PUBLICLY DEDICATED STREETS OR EASEMENT AREAS TO PERMIT THE GRANTEE (ITS SUCCESSORS AND ASSIGNS) USE, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE THE SIGN OVER THAT PORTION OF FOLLOWING LAND AS DEPICTED BY THE CROSS HATCHING ON EXHIBIT C ATTACHED TO THE SIGN EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 93616283: LOT 1 IN THE RESUBDIVISION OF LOT 10 IN LINCOLN MALL, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 1979 AS DOCUMENT NUMBER 24883804 IN COOK COUNTY ILLINOIS

PARCEL 13: 10 FOOT EASEMENT RECORDED AS DOCUMENT NUMBER 25092669 FOR THE BENEFIT OF THAT PART OF PARCEL 1 FALLING WITHIN LOT 1 FOR MAINTENANCE, REPAIR, REPLACEMENT IN THEIR EXISTNG LOCATIONS AND REMOVAL OF EXISTING SHOPPING CENTER SIGNS, TRAFFIC CONTROL SIGNS, LIGHT POSTS AND CURBING AND PAVING FOR A ROAD, INCLUDING MAINTENANCE RIGHTS IN, OVER, UNDER AND ACROSS THE SOUTH, THE SOUTHEASTERLY AND THE EAST 10 FEET OF LOT 11 IN LINCOLN MALL, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

Clerk's Office

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Property

Tax Parcel Numbers

- 31-22-300-021-0000
- 31-22-300-022-0000
- 31-22-300-027-0000
- 31-22-300-037-0000
- 31-22-300-039-0000
- 31-22-300-041-0000
- 31-22-300-055-0000

Property Address:

208 LINCOLN MALL
MATTESON, IL

County Clerk's Office