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Phoenix, AZ 85004

Doc#: 0603019030 Fee: \$38.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/30/2006 11:07 AM Pg: 1 of 8

Escrow No. Z0500702KJV

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RELEASE OF MORTGAGE,  
ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT  
AND FINANCING STATEMENT

Property of Cook County Clerk's Office

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Recording requested by  
and when recorded, mail to:

Locke Liddell & Sapp LLP  
3200 JPMorgan Chase Tower, 600 Travis  
Houston, Texas, 77002  
Attn: Jeffrey M. Smith

## RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT and FINANCING STATEMENT

**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.**

### RECITALS

A. NATRON CORPORATION, a Delaware corporation, ("Mortgagor") executed and delivered to Taco Bell Corp., a California corporation ("Taco Bell"), one or more mortgages (whether one or more, the "Mortgages") as set forth on Schedule 1 to secure payment of certain indebtedness owed or to be owing by the Mortgagor to Taco Bell, which Mortgages have been recorded as set forth in Schedule 1.

B. Taco Bell assigned to Citicorp North America, Inc., a Delaware corporation ("Citicorp"), all of its right, title and interest in, to and under the Mortgages and the Notes (as defined in the Mortgages) and other indebtedness secured thereby in those assignments set forth in Schedule 1.

C. Citicorp assigned to Tricon Capital Corp., a Delaware corporation ("Tricon") all of its right, title and interest in, to and under the Mortgages and the Notes and other indebtedness secured thereby in those assignments set forth in Schedule 1.

D. Tricon assigned to YUM! Capital LLC ("Mortgagee") all of its right, title and interest in, to and under the Mortgages and the Notes and other indebtedness secured thereby in those assignments set forth in Schedule 1.

FOR CONSIDERATION OF \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, Mortgagee does hereby certify that those certain Mortgages set forth in Schedule 1, along with the notes accompanying them, are fully paid, satisfied, released and discharged in full and the real estate described in Exhibit A attached hereto is fully released from said Mortgages.

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IN WITNESS WHEREOF, the undersigned has executed and delivered this Assignment as of Dec. 12, 2005.

**MORTGAGEE:**

**YUM! CAPITAL LLC**

By: JPMORGAN CHASE BANK, N.A.,  
a national banking association,  
as Master Servicer

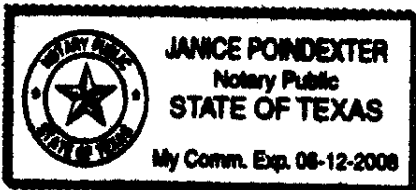
By: [Signature]  
Name: Bob Taylor  
Title: Vice President

STATE OF TEXAS

COUNTY OF HARRIS

§  
§  
§

Before me, a notary public in and for said county, personally appeared Bob Taylor, known to me to be the person who, as Vice President of JPMorgan Chase Bank, N.A., a national banking association, in its capacity as Master Servicer for YUM! Capital LLC, which executed the foregoing instrument, signed the same, and acknowledged to me that he did so sign said instrument in the name and upon behalf of JPMorgan Chase Bank, N.A., in its capacity as Master Servicer for YUM! Capital LLC and that the same is his/her free act and deed; that he was duly authorized thereunto. In testimony whereof, I have hereunto subscribed my name, and affixed my official seal (if officer has seal), at Houston, Texas, this 12 day of December, 2005.



[Signature]  
Notary Public in and for the State of TEXAS

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## Schedule 1

1. Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement ("Mortgage A") executed and delivered by Mortgagor, to Taco Bell, as mortgagee, dated as of December 14, 1995 and recorded December 21, 1995, with the Office of the County Recorder of Cook County, State of Illinois, as Instrument Number 95889429 of the Official Records of said County. Such Mortgage A assigned by Taco Bell to Citicorp in an Assignment of Leasehold Mortgage dated as of December 14, 1995 recorded December 21, 1995 with the Office of the County Recorder of Cook County, State of Illinois, as Instrument Number 95889430 of the Official Records of said County. Such Mortgage A further assigned by Citicorp to Tricon in an Assignment of Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of July 12, 2004 recorded February 8, 2005 with the Office of the County Recorder of Cook County, State of Illinois, as Instrument Number 0503948287 of the Official Records of said County. Such Mortgage A further assigned by Tricon to Mortgagee in an Assignment of Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of July 12, 2004 recorded February 8, 2005 with the Office of the County Recorder of Cook County, State of Illinois, as Instrument Number 0503948289 of the Official Records of said County.

The lease covered by the Mortgage and the real property described in the lease more particularly described on Exhibit A-1.

2. Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement ("Mortgage B") executed and delivered by Mortgagor, to Taco Bell, as mortgagee, dated as of December 14, 1995 and recorded December 21, 1995, with the Office of the County Recorder of Cook County, State of Illinois, as Instrument Number 95889431 of the Official Records of said County. Such Mortgage B assigned by Taco Bell to Citicorp in an Assignment of Leasehold Mortgage dated as of December 14, 1995 recorded December 21, 1995 with the Office of the County Recorder of Cook County, State of Illinois, as Instrument Number 95889432 of the Official Records of said County. Such Mortgage B further assigned by Citicorp to Tricon in an Assignment of Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of July 12, 2004 recorded February 8, 2005 with the Office of the County Recorder of Cook County, State of Illinois, as Instrument Number 0503948287 of the Official Records of said County. Such Mortgage B further assigned by Tricon to Mortgagee in an Assignment of Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of July 12, 2004 recorded February 8, 2005 with the Office of the County Recorder of Cook County, State of Illinois, as Instrument Number 0503948289 of the Official Records of said County.

The lease covered by the Mortgage and the real property described in the lease more particularly described on Exhibit A-2.

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3. Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement ("Mortgage C") executed and delivered by Mortgagor, to Taco Bell, as mortgagee, dated as of December 14, 1995 and recorded December 21, 1995, with the Office of the County Recorder of Cook County, State of Illinois, as Instrument Number 95889418 of the Official Records of said County. Such Mortgage C assigned by Taco Bell to Citicorp in an Assignment of Mortgage dated as of December 14, 1995 recorded December 21, 1995 with the Office of the County Recorder of Cook County, State of Illinois, as Instrument Number 95889419 of the Official Records of said County. Such Mortgage C further assigned by Citicorp to Tricon in an Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of July 12, 2004 recorded February 8, 2005 with the Office of the County Recorder of Cook County, State of Illinois, as Instrument Number 0503948286 of the Official Records of said County. Such Mortgage B further assigned by Tricon to Mortgagee in an Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of July 12, 2004 recorded February 8, 2005 with the Office of the County Recorder of Cook County, State of Illinois, as Instrument Number 0503948288 of the Official Records of said County.

The real property covered by the Mortgage is more particularly described on Exhibit A-3.

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## Exhibit A

### Property

#### EXHIBIT A-1

#### Description of the Property and Lease

The South 188.10 feet of the East 90 feet of the West half of the South West quarter of Section 17, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, (except that part taken for right of way of 159th Street in Cook County, Illinois).

Common Address: Taco Bell #1274  
151 W. 150th Street  
Oak Forest, IL 60452

Record Owner: Beverly Bank, as Trustee U/T 8-5265

That certain lease dated December 1, 1975 by and between Beverly Bank as Trustee U/T 8-5265 ("Lessor") and Taco Bell Corp. ("Lessee"), together with all addenda and amendments, if any, as assigned by that Assignment and Assumption of Lease Agreement and Consent dated Dec 14, 1995 by and between Lessor, Lessee and Natron Corporation ("Assignee").

INDEX No. 28-17-315-001-0000

**UNOFFICIAL COPY**EXHIBIT A-2Description of the Property and Lease

Being a Subdivision of part of the Southeast Quarter of Section 22, Township 35 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

All that part of the East Half of the Southeast Quarter of Section 22, Township 35 North, Range 13 East of the Third Principal Meridian lying North of a line which is 1427.50 feet North of and parallel to the North right-of-way line of the Michigan Central Railroad (except that part taken by the State of Illinois for Lincoln Highway (Route 30) and Governor's Highway and also excepting therefrom the North 250 feet of the East 300 feet of said East Half of the Southeast Quarter all in Cook County, Illinois.

Common Address: Taco Bell #4246  
4167 W. 211th Street  
Matteson, IL 60443

Record Owner: Simon Property Group

That certain lease dated August 15, 1986 by and between Simon Property Group ("Lessor") and Taco Bell Corp. ("Lessee"), together with all addenda and amendments, if any, as assigned by that Assignment and Assumption of Lease Agreement and Consent dated Dec 14, 1995 by and between Lessor, Lessee and Natron Corporation ("Assignee").

Index No. 31-22-401-019-0000



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## EXHIBIT A - 3

## LEGAL DESCRIPTION:

## PARCEL 1:

ALL THAT PART OF LOT 2 IN SHERYL'S RESUBDIVISION OF OUTLOT "S" IN BLOCK 99 IN VILLAGE OF PARK FOREST AREA NUMBER 4, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 35 AND IN THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF A LINE THAT IS 20.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE, EXTENDED OF LOT 4, EXCEPTING THEREFROM ALL THAT PART TAKEN FOR STREET PURPOSES, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THAT PART OF THE WEST 11.00 FEE OF LOT 3 IN SHERYL'S RESUBDIVISION OF OUTLOT "S" IN BLOCK 99 IN THE VILLAGE OF PARK FOREST AREA NO. 4, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 35 AND IN THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE COUNTY OF COOK, STATE OF ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE INTERSECTION OF THE NORTH LINE OF LOT 4 EXTENDED EAST WITH THE WEST LINE OF LOT 3 AND BEING THE "TRUE POINT OF BEGINNING".

THENCE IN A SOUTHERLY DIRECTION ON AND ALONG SAID WEST LINE OF LOT 3 A DISTANCE OF 20 FEET.

THENCE 90 DEGREES LEFT A DISTANCE OF 11.00 FEET.

THENCE 90 DEGREES LEFT PARALLEL WITH AND 11.00 FEET PERPENDICULAR FROM SAID WEST LINE OF LOT 3, A DISTANCE OF 89.29 FEET TO A POINT BEING THE BEGINNING OF A 25 FT RADIUS CURVE TO THE LEFT.

THENCE ON AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.41 FEET TO A POINT BEING THE INTERSECTION WITH THE WEST LINE OF SAID LOT 3.

THENCE IN A SOUTHERLY DIRECTION ON AND ALONG SAID WEST LINE A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 413 SAUK TRAIL ROAD, PARK FOREST, ILLINOIS 60466

INDEX #: PART OF 31-35-202-010-0000 AND PART OF 31-35-202-013-0000