

UNOFFICIAL COPY



1009133016

This Instrument Was Prepared by
and After Recording Return to:

Doc#: 1009133016 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/01/2010 08:50 AM Pg: 1 of 6

Gary L. Auerbach, Esq.
Much Shelist
191 N. Wacker Drive, Suite 1800
Chicago, Illinois 60606

PARTIAL RELEASE OF MORTGAGE AND FINANCING STATEMENTS

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.

KNOW ALL MEN BY THESE PRESENTS, U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR COLLATERAL AGENT TO CREDIT SUISSE, CAYMAN ISLANDS BRANCH (formerly known as Credit Suisse First Boston, acting through its Cayman Islands Branch), such Successor Collateral Agent having an address of 225 Asylum Street, 23rd Floor, Hartford, CT 06103 (hereinafter referred to "Mortgagee"), for and in consideration of the sum of one dollar, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby partially remise, release, convey, and quit claim unto ENVIROTEST ILLINOIS, INC., a Delaware corporation, having an address of c/o Environmental Systems Products Holdings Inc., 7 Kripes Road, East Granby, Connecticut, its respective successors, heirs, legal representatives and assigns (hereinafter referred to "Mortgagor"), all of Mortgagee's right, title, interest, claim or demand whatsoever it may have acquired in, through or by the documents shown on Exhibit A attached hereto and made a part hereof (collectively, the "Mortgage Documents"), ONLY with respect to the premises herein described, situated in Cook County, in the State of Illinois, to wit:

SEE EXHIBIT B ATTACHED HERETO

together with all the appurtenances and privileges thereunto belonging or appertaining.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this is a PARTIAL RELEASE, and releases the lien of the above Mortgage Documents only as to the premises hereinabove described, and that nothing herein shall be construed to waive, affect, release or impair the validity of the lien of said Mortgage Documents as to any other property described therein.

Box 400-CTCC

8497771 D2 SCS 1704

UNOFFICIAL COPY

IN WITNESS WHEREOF, Mortgagee has caused these presents to be executed this 12th day of March, 2010.

U.S. BANK NATIONAL ASSOCIATION,
AS SUCCESSOR COLLATERAL AGENT

By:  _____

Name: Michael M. Hopkins

Its: Vice President

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A THE MORTGAGE DOCUMENTS

1. INDENTURE OF MORTGAGE, SECURITY AGREEMENT, FINANCING STATEMENT, FIXTURE FILING AND ASSIGNMENT OF LEASES, RENTS AND SECURITY DEPOSITS DATED OCTOBER 16, 1998 AND RECORDED ON DECEMBER 9, 1998 AS DOCUMENT NUMBER 08119282 MADE BY ENVIROTEST ILLINOIS, INCORPORATED, A DELAWARE CORPORATION TO CREDIT SUISSE FIRST BOSTON, AS COLLATERAL AGENT TO SECURE AN INDEBTEDNESS IN THE PRINCIPAL AMOUNT OF \$435,000,000.00.

AMENDED AND RESTATED INDENTURE OF MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES AND FIXTURE FILING RECORDED DECEMBER 22, 2003 AS DOCUMENT 0335632141.

FIRST AMENDMENT TO FIRST MORTGAGES RECORDED DECEMBER 20, 2007 AS DOCUMENT 0735403068 AND RECORDED JANUARY 31, 2008 AS DOCUMENT 0803103067.

NOTICE OF CHANGE OF COLLATERAL AGENT RECORDED DECEMBER 20, 2007 AS DOCUMENT 0735403069.

2. SECOND INDENTURE OF MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES AND FIXTURE FILING (ILLINOIS) DATED DECEMBER 12, 2003 AND RECORDED DECEMBER 22, 2003 AS DOCUMENT NO. 0335632159 MADE BY ENVIROTEST ILLINOIS INC., TO CREDIT SUISSE FIRST BOSTON TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$162,000,000.00.

NOTICE OF CHANGE OF COLLATERAL AGENT RECORDED JANUARY 31, 2008 AS DOCUMENT 0803103068.

3. SECURITY INTEREST OF CREDIT SUISSE FIRST BOSTON, AS COLLATERAL AGENT, SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT NAMING ENVIROTEST ILLINOIS, INC., AS DEBTOR AND RECORDED DECEMBER 22, 2003 AS DOCUMENT NO. 0335632154.

ASSIGNMENT TO U.S. BANK NATIONAL ASSOCIATION, AS COLLATERAL AGENT RECORDED DECEMBER 12, 2008 AS DOCUMENT 0834719018.

CONTINUATION RECORDED DECEMBER 12, 2008 AS DOCUMENT 0834719019.

4. SECURITY INTEREST OF CREDIT SUISSE FIRST BOSTON, AS COLLATERAL AGENT, SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT NAMING ENVIROTEST ILLINOIS, INC., AS DEBTOR AND RECORDED DECEMBER 22, 2003 AS DOCUMENT NO. 0335632157.

UNOFFICIAL COPY

ASSIGNMENT TO U.S. BANK NATIONAL ASSOCIATION RECORDED
DECEMBER 12, 2008 AS DOCUMENT 0834719022.

CONTINUATION FILED DECEMBER 12, 2008 AS DOCUMENT 0834719023.

5. SECURITY INTEREST OF CREDIT SUISSE FIRST BOSTON, AS COLLATERAL AGENT, SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT NAMING ENVIROTEST ILLINOIS, INC., AS DEBTOR AND RECORDED DECEMBER 22, 2003 AS DOCUMENT NO. 0335632172.

ASSIGNMENT TO U.S. BANK NATIONAL ASSOCIATION RECORDED
DECEMBER 12, 2008 AS DOCUMENT 0834719040.

CONTINUATION FILED DECEMBER 12, 2008 AS DOCUMENT 0834719041.

6. SECURITY INTEREST OF CREDIT SUISSE FIRST BOSTON, AS COLLATERAL AGENT, SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT NAMING ENVIROTEST ILLINOIS, INC., AS DEBTOR AND RECORDED DECEMBER 22, 2003 AS DOCUMENT NO. 0335632175.

ASSIGNMENT TO U.S. BANK NATIONAL ASSOCIATION RECORDED
DECEMBER 12, 2008 AS DOCUMENT 0834719044.

CONTINUATION FILED DECEMBER 12, 2008 AS DOCUMENT 0834719045.

Property Book County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B LEGAL DESCRIPTION

PARCEL 1: THE SOUTH $\frac{3}{4}$ (EXCEPT THAT PART TAKEN FOR SOUTH CENTRAL AVENUE AND EXCEPT THE SOUTH 809 FEET OF SAID SOUTH $\frac{3}{4}$) OF THE EAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 17, COMMENCING ON THE WEST LINE OF CENTRAL AVENUE 666 FEET NORTH OF THE NORTH LINE OF WEST 12TH STREET; THENCE NORTH ALONG THE WEST LINE OF SAID CENTRAL AVENUE, A DISTANCE OF 110 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF WEST 12TH STREET TO THE CENTER LINE OF THE EAST $\frac{1}{4}$ OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17; THENCE SOUTH ON SAID CENTER LINE, A DISTANCE OF 110 FEET, THENCE EAST TO THE POINT OF BEGINNING, IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.(s): 16-17-413-010-0000
16-17-413-019-0000

ADDRESS: 5618 W. FILLMORE
a/k/a 1006 S. CENTRAL AVENUE
and 1016 S. CENTRAL AVENUE
CHICAGO, ILLINOIS