

UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED BY
AND AFTER RECORDING, MAIL TO:

King & Spalding LLP
100 N. Tryon Street, Suite 3900
Charlotte, North Carolina 28202
Attention: Bryant Gatrell, Esq.



Doc#: 1604039022 Fee: \$50.00
RHSF Fee: \$9.00 RPHF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2016 10:18 AM Pg: 1 of 7

FOR THE PROTECTION OF THE OWNER,
THIS RELEASE SHALL BE FILED WITH
THE COUNTY RECORDER IN WHOSE
OFFICE THE MORTGAGE OR DEED OF
TRUST WAS FILED

T.

RELEASE OF AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING (Cook County, Illinois)

KNOW ALL MEN BY THESE PRESENTS, that a certain Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated as of August 13, 2009 made by THE PEP BOYS MANNY MOE & JACK OF CALIFORNIA, a California corporation (the "Grantor"), to WACHOVIA BANK, NATIONAL ASSOCIATION, currently held by WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association, successor-by-merger to Wachovia Bank, National Association (the "Administrative Agent"), and recorded on August 26, 2009 as Document Number 0923815006 in the office of the Recorder of Deeds of Cook County, in the State of Illinois, as amended by that certain Amended and Restated Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing, dated as of October 11, 2012, and recorded November 14, 2012, as Document Number 1231910039, aforesaid records is, with the debt secured thereby, fully paid, satisfied, released and discharged.

Legal Description of Premises:

See Exhibit A attached hereto

Property Identification Number(s): 18-16-411-037-0000

Address of Premises: 6247 La Grange Road, Hodgkins, Illinois

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

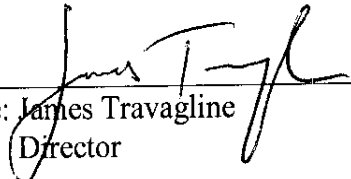
S 7/12
P 7
S 11
V 11
S 11
E 11
INT 11

UNOFFICIAL COPY

EXECUTED AS OF this 21 day of January, 2016.

ADMINISTRATIVE AGENT:

WELLS FARGO BANK, NATIONAL
ASSOCIATION, a national banking association

By:  (seal)
Name: James Travagline
Title: Director

[ACKNOWLEDGEMENT ON FOLLOWING PAGE]

UNOFFICIAL COPY

STATE OF Pennsylvania)
) ss:
COUNTY OF Philadelphia)

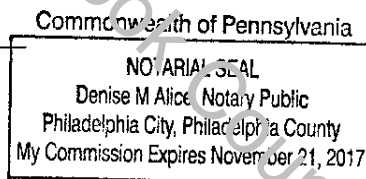
I, Denise M. Alice, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Travagline personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer, he/she signed and delivered the said instrument, pursuant to authority given by said national banking association, as his/her free and voluntary act, and as the free and voluntary act of said national banking association, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 21 day of January, 2016,

Notary Public

My Commission Expires: November 21, 2017

[NOTARIAL SEAL]



UNOFFICIAL COPY

Store No.
831

Exhibit A

PARCEL 1:

LOT 2 IN THE QUARRY SHOPPING CENTER SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 1992 AS DOCUMENT NO. 92970141 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY OPERATION AND EASEMENT AGREEMENT DATED JUNE 30, 1992 AND RECORDED JULY 7, 1992 AS DOCUMENT 92489577 MADE BY HOMART COMMUNITY CENTERS, INC., A DELAWARE CORPORATION AND DAYTON HUDSON CORPORATION, A MINNESOTA CORPORATION, AS MODIFIED BY FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT DATED SEPTEMBER 2, 1993 AND RECORDED SEPTEMBER 2, 1993 AS DOCUMENT 93702871, MADE BY HOMART DEVELOPMENT CO., A DELAWARE CORPORATION, DAYTON HUDSON CORPORATION, A MINNESOTA CORPORATION AND THE PEP BOYS MANNY, MOB AND JACK OF CALIFORNIA, A CALIFORNIA CORPORATION, FOR PASSAGE AND PARKING OF VEHICLES OVER AND ACROSS THE PARKING AND DRIVEWAY AREAS OF THE FOLLOWING DESCRIBED TRACT, AND FOR PASSAGE AND ACCOMMODATION OF PEDESTRIANS OVER AND ACROSS THE PARKING, DRIVEWAY AND SIDEWALK AREAS OF THE FOLLOWING DESCRIBED TRACT:

LOTS 1 TO 12 (EXCEPT PARCEL 1 OF CAPTION) IN THE QUARRY SHOPPING CENTER SUBDIVISION BEING A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY OPERATION AND EASEMENT AGREEMENT DATED JUNE 30, 1992 AND RECORDED JULY 7, 1992 AS DOCUMENT 92489577 MADE BY HOMART COMMUNITY CENTERS, INC., A DELAWARE CORPORATION AND DAYTON HUDSON CORPORATION, A

UNOFFICIAL COPY

Store No.
811Exhibit A

(continued)

MINNESOTA CORPORATION, AS MODIFIED BY FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT DATED SEPTEMBER 2, 1993, AND RECORDED SEPTEMBER 2, 1993 AS DOCUMENT 93702871, MADE BY HOMART DEVELOPMENT CO., A DELAWARE CORPORATION, DAYTON HUDSON CORPORATION, A MINNESOTA CORPORATION, AND THE PEP BOYS MANNY MOE AND JACK, A CALIFORNIA CORPORATION, FOR THE FOLLOWING PURPOSE, ALL AS MORE FULLY DESCRIBED IN SAID AGREEMENT:

(A) INSTALLATION, OPERATION, FLOW, PASSAGE, USE, MAINTENANCE, CONNECTION, REPAIR, RELOCATION AND REMOVAL OF UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, STORM DRAINS, AND WATER (FIRE AND DOMESTIC), GAS, ELECTRICAL, TELEPHONE AND COMMUNICATION LINES, (B) DISCHARGE OF SURFACE STORM DRAINAGE AND/OR RUNOFF AND (C) CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF UNDERGROUND FOOTINGS, ALL IN, TO, OVER, UNDER, ALONG AND ACROSS THOSE PORTIONS OF THE COMMON AREA, AS DEFINED WITHIN SAID AGREEMENT, LOCATED ON THE FOLLOWING DESCRIBED TRACT:

LOTS 1 TO 12 (EXCEPT PARCEL 1 OF CAPTION) IN THE QUARRY SHOPPING CENTER SUBDIVISION BEING A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENT AGREEMENT DATED SEPTEMBER 2, 1993 AND RECORDED SEPTEMBER 2, 1993 AS DOCUMENT 93702870 MADE BY HOMART DEVELOPMENT CO., A DELAWARE CORPORATION AND THE PEP BOYS MANNY, MOE & JACK OF CALIFORNIA, A CALIFORNIA CORPORATION, FOR PASSAGE AND PARKING OF VEHICLES OVER AND ACROSS THE PARKING AND DRIVEWAY AREAS OF THE FOLLOWING DESCRIBED TRACT, AND FOR PASSAGE AND ACCOMMODATION OF PEDESTRIANS OVER AND ACROSS THE PARKING, DRIVEWAY AND SIDEWALK AREAS OF THE FOLLOWING DESCRIBED TRACT:

UNOFFICIAL COPY

Store No.
831

Exhibit A

(continued)

LOTS 1 TO 12 (EXCEPT PARCEL 1 OF CAPTION) IN THE QUARRY SHOPPING CENTER SUBDIVISION BEING A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENT AGREEMENT DATED SEPTEMBER 2, 1993 AND RECORDED SEPTEMBER 2, 1993 AS DOCUMENT 93702870 MADE BY HOMART DEVELOPMENT CO., A DELAWARE CORPORATION AND THE PEP BOYS MANNY, MOE & JACK OF CALIFORNIA, A CALIFORNIA CORPORATION FOR THE FOLLOWING PURPOSE, ALL AS MORE FULLY DESCRIBED IN SAID AGREEMENT: (A) INSTALLATION, OPERATION, FLOW, PASSAGE, USE, MAINTENANCE, CONNECTION, REPAIR, RELOCATION AND REMOVAL OF UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, STORM DRAINS, AND WATER (FIRE AND DOMESTIC), GAS ELECTRICAL, TELEPHONE AND COMMUNICATION LINES, (B) DISCHARGE OF SURFACE STORM DRAINAGE AND/OR RUNOFF AND (C) CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF UNDERGROUND FOOTINGS, ALL IN, TO, OVER, UNDER, ALONG AND ACROSS THOSE PORTIONS OF THE COMMON AREA, AS DEFINED WITHIN SAID AGREEMENT, LOCATED ON THE FOLLOWING DESCRIBED TRACT:

LOTS 1 TO 12 (EXCEPT PARCEL 1 OF CAPTION) IN THE QUARRY SHOPPING CENTER SUBDIVISION BEING A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Store No.
831Exhibit A
(continued)

TOGETHER WITH all rights, benefits and privileges as set forth in the following:

EASEMENTS FOR VEHICULAR AND PEDESTRIAN PASSAGE AND PARKING OVER THE PARKING AND DRIVEWAY AREAS OF THE LAND, AS THE SAME MAY FROM TIME TO TIME BE CONSTRUCTED AND MAINTAINED, AND EASEMENTS FOR INSTALLATION, OPERATION, FLOW, PASSAGE, USE, MAINTENANCE, CONNECTION, REPAIR, RELOCATION AND REMOVAL OF UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, STORM DRAINS, AND WATER, GAS, ELECTRICAL, TELEPHONE AND COMMUNICATION LINES, FOR THE BENEFIT OF PROPERTY SOUTH AND WEST AND ADJOINING, AS CREATED BY OPERATION AND EASEMENT AGREEMENT DATED JUNE 30, 1992 AND RECORDED JULY 7, 1992, AS DOCUMENT 92489577 BY AND BETWEEN DAYTON HUDSON CORPORATION AND HOMART COMMUNITY CENTERS, INC., AS MODIFIED BY THAT CERTAIN AMENDMENT TO OPERATION AND EASEMENT AGREEMENT DATED SEPTEMBER 2, 1993, AND RECORDED SEPTEMBER 2, 1993 AS DOCUMENT 93702871 BY AND AMONG DAYTON HUDSON CORPORATION, HOMART DEVELOPMENT CO., AND THE PEP BOYS MANNY, MOE AND JACK OF CALIFORNIA, AND AS CREATED BY RECIPROCAL EASEMENT AGREEMENT DATED SEPTEMBER 2, 1993 AND RECORDED SEPTEMBER 2, 1993 AS DOCUMENT 93702870 BY AND BETWEEN HOMART DEVELOPMENT CO., A DELAWARE CORPORATION AND THE PEP BOYS MANNY, MOE & JACK OF CALIFORNIA, A CALIFORNIA CORPORATION.

SECOND AMENDMENT TO OPERATION AND EASEMENT AGREEMENT DATED SEPTEMBER 11, 1997 AND RECORDED SEPTEMBER 12, 1997 AS DOCUMENT 97675121.

Being the same property described on Survey by Roland F. Sarco of Sarco Engineering Inc. dated June 10, 2005, last revised January 18, 2006, Ref: 20040080-007 as follows:

Lot 2, Quarry Shopping Center Subdivision, Village of Hodgkins, Cook County, Illinois being more particularly described as follows:

Beginning at the Northwest corner of said Lot 2; thence S89 degrees 54'50"E, 245.00 feet; thence 15.72 feet along the arc of a curve to the right having a radius of 10.00 feet and a long chord subtended bearing S44 degrees 57'25"E, 14.15 feet; thence S00 degrees 00'00"W, 274.24 feet; thence N89 degrees 51'52"W, 255.00 feet; thence N00 degrees 00'00"E, 284.02 feet to the point of beginning.

The property identification numbers for the Premises are: 18-16-411-037-0000

The common street address of the Premises is: 6247 LaGrange Road, Hodgkins, Illinois 60525