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PARTIAL SATISFACTION OF MORTGAGE, PARTIAL RELEASE OF LEASE AND PARTIAL RELEASE OF ASSIGNMENT OF LEASE AND CONSENT DARTMOOR CORPORATION SERIES I

This Partial Satisfaction of Mortgage, Partial Release of Lease ⁸⁵²⁹⁹⁴²¹ and Partial Release of Assignment of Lease, dated as of August 5, 1985, from FIRST FIDELITY BANK, NATIONAL ASSOCIATION, NEW JERSEY (formerly known as Fidelity Union Trust Company), a New Jersey corporation having its principal office and place of business at 765 Broad Street, Newark, New Jersey, (the "Corporate Trustee") and L. Patterson, having duly succeeded Shirley M. Reed, who duly succeeded S. A. Clark, as Individual Trustee, having her office at 765 Broad Street, Newark, New Jersey (collectively the "Trustees") to DARTMOOR CORPORATION, a Delaware corporation, having its principal office at 7930 Clayton Road, St. Louis, Missouri 63117 (the "Company").

WITNESSETH:

WHEREAS, the Company has heretofore executed and delivered to the Trustees a First Mortgage and Deed of Trust, Series I, dated as of August 15, 1968, (the "Original Mortgage"), to secure as provided therein the Company's 6½% 20-year First Mortgage Notes, Series I, due September 1, 1988, in an aggregate principal amount not exceeding \$2,406,994.28 (the "Notes") and to secure the payment of all other indebtedness which the Original Mortgage by its terms secures and the performance of and compliance with all of the terms thereof; and

WHEREAS, the Original Mortgage originally created a lien on 20 separate service station premises as described in the Schedule A attached thereto, some of which are described on Schedule K attached hereto; and

WHEREAS, one Supplemental Mortgage and Deed of Trust caused two additional properties to be subject to the lien of the Original Mortgage and also caused one property which had theretofore been encumbered by the Original Mortgage to be released from the provisions of the Original Mortgage (collectively referred to as the "Properties"); and

WHEREAS, on August 1, 1984, the Company made a partial prepayment of the Notes in order to secure the release of four properties from the lien of the Original Mortgage, and Supplemental Mortgages and

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Deeds of Trust and the Assignment of Lease and to obtain a reassignment of the lease to the company as it pertains only to those four properties and the noteholders accepted the partial prepayment and the properties were so released; and

WHEREAS, there are currently 23 properties subject to the provisions of the Original Mortgage and Supplemental Mortgages and Deeds of Trust (collectively referred to as "Properties"); and

WHEREAS, in order to further secure the payment, when and as due and payable, of the principal, premium (if any), and interest on the Notes and the payment of all other indebtedness which the Original Mortgage by its terms secures and the performance of and compliance with all of the terms of the Original Mortgage, the Company has, by an Assignment of Lease dated as of August 15, 1968, assigned, transferred, conveyed and set over to the Trustees all of the Company's estate, right, title and interest in, to and under a composite lease dated as of August 15, 1968, from the Company, as Lessor, to Clark Oil & Refining Corporation, a Wisconsin corporation of St. Louis, Missouri, as Lessee, covering the Properties (the "Lease"), together with all rights, powers, privileges, remedies, options and other benefits of the Company, as Lessor, under the Lease; and

WHEREAS, the Trustees have consented in writing to the Assignment of the Lease, as aforesaid by an instrument dated as of August 15, 1968; and

WHEREAS, the Original Mortgage and Supplemental Mortgages and Deeds of Trust created a lien on the Company's interest as Lessor in and to the Lease; and

WHEREAS, the Company now desires to obtain the release of the service station premises, listed in Schedule X attached hereto and by specific reference incorporated herein, from the lien of the Original Mortgage, Supplemental Mortgages and Deeds of Trust, and the Assignment of Lease, and to obtain a reassignment of the Lease to the Company; and

WHEREAS, all of the noteholders have agreed to accept a partial prepayment of the aforementioned note and have consented to the

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release of the properties described on Schedule X from the lien of the Original Mortgage, Supplemental Mortgages and Deeds of Trust and the Assignment of Lease in consideration of the partial prepayment.

NOW, THEREFORE, THIS PARTIAL SATISFACTION OF MORTGAGE AND PARTIAL RELEASE OF LEASE AND PARTIAL RELEASE OF ASSIGNMENT OF LEASE, WITNESSETH, that the Trustees, in pursuance of the Original Mortgage and Supplemental Mortgages and Deeds of Trust, and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, have granted, released, quit-claimed and set over and by these presents, do grant, release, quit-claim and set over unto the Company, the property on Schedule X attached hereto, together with the hereditaments and appurtenances thereunto belonging, and all the right, title and interest of the said Trustees of, in and to the same, to the intent that the land hereby conveyed may be discharged from the lien of the Original Mortgage, Supplemental Mortgages and Deeds of Trust, and Assignment of Lease and the Trustees further grant, release, quit-claim and reassign all rights in and under the Lease to the Company for the properties described on Schedule X attached hereto, without impairing the lien of the Original Mortgage, Supplemental Mortgages and Deeds of Trust and the Assignment of Lease as to the remaining properties not herein described.

TO HAVE AND TO HOLD, the land and premises hereby released and conveyed to the Company, its successors and assigns, forever free, clear and discharged of and from the Lease dated August 15, 1968 and from all liens and claims of the Trustees under and by virtue of the Original Mortgage dated as of August 15, 1968, Supplemental Mortgages and Deeds of Trust and Assignment of Lease dated as of August 15, 1968.

The parties hereto agree that this partial release shall in no way affect the lease nor the lien of the Original Mortgage or Supplemental Mortgages and Deeds of Trust, and the Assignment of Lease as to the lands and premises not described in Schedule X attached hereto and not specifically released hereby.

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IN WITNESS WHEREOF, the Trustees have caused this Partial Satisfaction of Mortgage and Partial Release of Lease, and Partial Release of Assignment of Lease to be executed and the corporate seal of the Corporate Trustee to be hereunto affixed and attested by its officers thereunto duly authorized as of the day and year first above written.

FIRST FIDELITY BANK, NATIONAL ASSOCIATION, NEW JERSEY

Witnessed:

Stephanie D. Medina
Joseph M. ...

(Corporate Seal)

Attest:

Michael Sabatino
~~Secretary~~ ASSISTANT CASHIER

By: PW Simons

L. Patterson
L. Patterson, Individual Trustee

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IN WITNESS WHEREOF, the Company has caused this Partial Satisfaction of Mortgage, Partial Release of Lease and Partial Release of Assignment of Lease to be executed and corporate seal of the Company to be hereunto affixed and attested by its officers thereunto duly authorized as of the day and year first above written.

DARTMOOR CORPORATION

Witnessed:

Christine A. Mart

By: M.R. Burmaster

M.R. Burmaster, Vice President

Linda M. Buffa

(Corporate Seal)

Attest:

Robert W. Zihu
Robert W. Zihu, Secretary

This Instrument drafted by:

M. R. Burmaster, Esq.
7930 Clayton Road
St. Louis, Missouri 63117

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STATE OF ILLINOIS
COUNTY OF COOK
IN SENATE
January 11, 1900
REPORT
OF THE
COMMISSIONERS OF THE
LAND OFFICE
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
MAY 11, 1899

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1899

STATE OF MISSOURI)
) RR
COUNTY OF ST. LOUIS)

On this 2nd day of August, 1985, before me
a Notary Public in and for the said
County and State, duly commissioned and sworn, personally in said
County and State appeared M. R. Burnmaster and
Robert W. Zina, to me personally known and
known to me to be Vice President and Secretary
respectively of DARTMOOR CORPORATION one of
the corporations named in and executing the foregoing instrument,
which instrument includes Schedule X
attached thereto and made a part thereof, and which instrument
was produced to me in said County and State aforesaid by the said
Vice President and Secretary
who are known to me to be the identical persons who subscribed
the name of the maker thereof to the foregoing instrument as its
Vice President and Secretary, respectively, who
by me being duly sworn, did severally depose, say and acknowledge,
on their several oaths, in said County and State aforesaid that
they reside at 6465 Wydown Boulevard, St. Louis, MO
and 45 Brookmill Lane, St. Louis, Missouri
respectively, that they are the Vice President and
Secretary, respectively of said corporation and that said
corporation executed said instrument; that they know the seal of
said corporation; that the seal affixed to said instrument is the
corporate seal of said corporation; that they, being informed of
the contents of said instrument, signed and sealed said instrument
and that they executed the same in the name and on behalf of said
corporation by order, authority and resolution of its Board of
Directors and that they signed their names thereto by like order;
that they executed the same as, and said instrument is, their
free and voluntary act and deed and the free and voluntary act
and deed of said corporation for the consideration, uses and
purposes therein set forth and expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed by official seal in the County and State aforesaid on the
day and year first above written.

Faye Marie Peats
Notary Public

My place of residence is: 7082 Bancroft
St. Louis, MO 63109

My Commission Expires: 2-13-88

(Notarial Seal)

FAYE MARIE PEATS
NOTARY PUBLIC, STATE OF MISSOURI
MY COMMISSION EXPIRES 2/13/88
ST. LOUIS CITY

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1. COUNTY OF COOK
2. STATE OF ILLINOIS

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ST. LOUIS CITY
MY COMMISSION EXPIRES 1/1/2010
NOTARY PUBLIC STATE OF MISSOURI
FAYE MARIE PEATZ

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STATE OF New Jersey

COUNTY OF Essex

On this 5th day of August, 1985, before me Donna Flanagan, a Notary Public in and for the said County and State, duly commissioned and sworn personally in said County and State appeared Thomas W Simons and Michael Sabatino to me personally known and known to me to be ASST Vice Pres and ASST Cashier respectively, of First Fidelity Bank, the Corporate Trustee, named in and executing the foregoing instrument, which instrument includes Schedule X attached thereto and made a part thereof, and which instrument was produced to me in said County and State aforesaid by the said Thomas W Simons and Michael Sabatino, who are known to me to be the identical persons who subscribed the name of the maker thereof to the foregoing instrument as its ASST Vice Pres, ASST Cashier and ASST Cashier, respectively, who by me being duly sworn, did severally depose, say and acknowledge that they reside at 17 Almira Street, Bloomfield N.J. and 283 Farham Ave. Lodi, N.J. respectively, of said corporation and that said corporation executed said instrument as Corporate Trustee; that they know the seal of said corporation and that said corporation executed said instrument as Corporate Trustee; that they know the seal of said corporation; that the seal affixed to said instrument is the corporate seal of said corporation; that they, being informed of the contents of said instrument signed and sealed said instrument and that they executed the same in the name and on behalf of said corporation by order, authority and resolution of its Board of Directors and that they signed their names thereto by like order; that they executed the same as, and said instrument is, their free and voluntary act and deed and the free and voluntary act and deed of said corporation for the consideration, uses and purposes therein set forth and expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year first above written.

Donna J. Flanagan
Notary Public

DONNA J. FLANAGAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 18, 1988

My place of residence is:

674 Garden St.
Maywood N.J. 07607

My Commission expires:

11/8/88

(Notarial Seal)

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this _____ day of _____, 20__.

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MADE AND PRINTED IN THE UNITED STATES OF AMERICA

COOK COUNTY CLERK'S OFFICE

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SCHEDULE X

Location:
2601 South State Street
Chicago, Illinois

Description:
That part of Lots 1, 2 and 3 (except the East 5 feet of said lots) in the Assessors' Division of Blocks 81 and 82 (except the West half of Lot 8) in Canal Trustees Subdivision of the West half of Section 27, Township 39 North, Range 14, East of the Third Principal Meridian; and that part of Lot 14 of Palmer's Subdivision of Sub Lots 5 and 6 in said Assessors' Division bounded and described as follows: Commencing at a point 64 feet East of the North West corner of Lot 1 in said Assessors' Division; thence North 89 degrees 56 minutes 54 seconds East on said North line 87.86 feet to a point 5 feet West of the North East corner of said Lot 1; thence South 0 degrees 01 minutes, 54 seconds West on the West line of the East 5 feet of Lots 1, 2 and 3 in said Assessors' Division and the same extended South 150 feet; thence South 89 degrees 56 minutes 54 seconds West on a line 150.00 feet South of and parallel to said North line of Lot 1 in Assessors' Division, 87.844 feet to a point in a line drawn from a point 64 feet East of the North West corner of Lot 1 in said Assessors' Division to a point 64 feet East of the South West corner of Lot 24 in J. E. Thomas Subdivision of Block 87 in said Canal Trustees Subdivision; thence North 0 degrees 01 minutes 32 seconds East on a straight line to the place of beginning, in Cook County, Illinois.

Exceptions:

1. Rights of parties in possession under unrecorded lease agreement.
2. Terms, provisions, conditions and limitations contained in the ordinance recorded May 12, 1964 as document 191250yt. Title insurance company states that there is no current violation of these restrictions.
3. Covenants, restrictions, conditions and agreements recorded April 15, 1968 as document 2045272. Title insurance company states that there is no current violation of these restrictions.
4. Covenants, conditions, restrictions and agreements recorded May 21, 1966 as document 20495242. Title insurance company states that there is no current violation of these restrictions.

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