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SCHEDULE X

Location: 14601 South Halsted Street
Harvey, Illinois

Description: Lots Forty-Two (42), Forty-Three (43), Forty-Four (44), Forty-Five (45) and Forty-Six (46) in Block "Q" in Academy Addition to Harvey, a subdivision of that part of the Northwest Quarter (¼) of Section Nine (9) Township Thirty-Six (36) North, Range Fourteen (14) East of the Third Principal Meridian, lying South of the Calumet River and West of the Illinois Central Railroad and all of that part of the Northeast Quarter (¼) of Section Eight (8) in Township Thirty-Six (36) North, Range Fourteen (14), East of the Third Principal Meridian lying South of the Calumet River (excepting that part of the said Northeast Quarter (¼) lying South of Thornton Road and excepting also the South 35 acres of the East Half (½) of the West Half (½) of said Northeast Quarter (¼)) in Cook County, Illinois.

- Exceptions:**
1. Rights of parties in possession under unrecorded lease agreement.
 2. Various deeds dated and recorded between 1891 and 1899 containing covenants, conditions and restrictions relating to the use of property as a slaughter house, glue or bone factory, or manufacturing of gun powder or any bone boiling establishment or factory, or liquor saloon, or allowing intoxicating drinks to be manufactured, sold, or given away, or any gambling to be carried on thereon, or other immoral practice.

P.I.N. 29-08-225-001^(LOT 46), 002^(LOT 45), 003^(LOT 44), 004^(LOT 43), + 005^(LOT 42)
14601 SOUTH HALSTED
HARVEY IL

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

This Partial Satisfaction of Mortgage, Partial Release of Lease, and Partial Release of Assignment of Lease, dated as of August 19, 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 F, dated as of October 1, 1967, (the "Original Mortgage"), to secure as provided therein the Company's 6 1/8 20-year First Mortgage Notes, Series F, due August 1, 1987, in an aggregate principal amount not exceeding \$2,100,000.00 (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 28 separate service station premises as described in the Schedule A attached thereto, some of which are described on Schedule X attached hereto; and

WHEREAS, nine Supplemental Mortgages and Deeds of Trust caused 13 additional properties to be subject to the lien of the Original Mortgage and also caused 12 properties 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 one property from the lien of the Original Mortgage, and Supplemental Mortgages and

20x I.D.#s 29-08-225-001,002,003,004 & 005.

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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 one property and the noteholders accepted the partial prepayment and the property was so released; and

WHEREAS, there are currently 28 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 October 1, 1967, 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 October 1, 1967, 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 October 1, 1967; 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 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.

*Mortgage recorded October 19, 1967 as Document No. 20295913 and filed October 19, 1967 as Document No. LR 2354365

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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 October 1, 1967 and from all liens and claims of the Trustees under and by virtue of the Original Mortgage dated as of October 1, 1967, Supplemental Mortgages and Deeds of Trust and Assignment of Lease dated as of October 1, 1967.

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 J. Widin
R. Anthony Pellig
(Corporate Seal)

By: NW Simons

Attest:

Michael Abetino
Secretary
Assistant Cashier

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:

Carolene M. Hill

Michael C. Aufdenberg

(Corporate Seal)

By:

M.R. Burmaster

M.R. Burmaster, Vice President

Attest:

Robert W. Zilha
Robert W. Zilha, Secretary

This Instrument drafted by:

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

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

On this 15th day of August, 1985, before me
Faye Marie Peats, a Notary Public in and for the said
 County and State, duly commissioned and sworn, personally in said
 County and State appeared N. R. Burmaster and
Robert W. Zilka, 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, Clayton, Missouri
 and 45 Brookmire 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, Missouri

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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11/11/2011

11/11/2011

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STATE OF New Jersey
COUNTY OF Essex

On this 19th 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. Simon and Michael SABATINO to me personally known and known to me to be Assistant Vice Pres and Assistant 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. Simon 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 Assistant Vice Pres and Assistant Cashier respectively, who by me being duly sworn, did severally depose, say and acknowledge that they reside at 17 Almita Street, Blomfield, New Jersey 07003 and 283 Farmham Ave, Lakewood, New Jersey 07033 and 283 Farmham Ave, Lakewood, 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 Street
Maywood N.J. 07607
My Commission expires:
1/18/88
(Notarial Seal)

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