

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

This Full Satisfaction of Mortgage, Full Release of Lease, and Full Release of Assignment of Lease, dated as of June 1, 1987, 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 8182 Maryland Avenue, St. Louis, Missouri 63105 (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 6 1/2% 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 26 separate service station premises as described in the Schedule A attached thereto, some of which are described on Schedule X 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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BOX 334

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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, on August 1, 1985, the Company made a partial prepayment of the Notes in order to secure the release of six properties from the lien of the Original Mortgage, and Supplemental Mortgages and 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 six properties and the noteholders accepted the partial prepayment and the properties were so released; and

WHEREAS, there are currently 17 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

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WHEREAS, the Company now has made the final payment due on the Notes and needs 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, the noteholder has accepted the final payment as full payment of the aforementioned note and has 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 final payment.

NOW, THEREFORE, THIS FULL SATISFACTION OF MORTGAGE AND FULL RELEASE OF LEASE AND FULL 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 or 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.

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.

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IN WITNESS WHEREOF, the Trustees have caused this Full Satisfaction of Mortgage and Full Release of Lease, and Full 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:

John A. LaFinger
Corporate Seal

(Corporate Seal)

By: *[Signature]*
Edward J. [unclear]
ASSISTANT VICE PRESIDENT

Attest:

[Signature]
Secretary

Trust Office

[Signature]
L. Patterson, Individual Trustee

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IN WITNESS WHEREOF, the Company has caused this Full Satisfaction of Mortgage, Full Release of Lease and Full 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:

Mary L. Hebble

Kathy B. Cronin

(Corporate Seal)

By: M.R. Burmaster

M.R. Burmaster, Vice President

Attest:

Robert W. Ziha
Robert W. Ziha, Secretary

This Instrument drafted by:

M. R. Burmaster, Esq.
8182 Maryland Avenue
St. Louis, Missouri 63105

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

On this 7th day of June, 19 87, 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 M. R. Burmaster and
Robert W. Ziha, 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 executed 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 M. R. Burmaster
and Robert W. Ziha 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, St. Louis
Missouri, and 45 Brookmill Lane, St. Louis, MO
, 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 my
official seal in the County and State aforesaid on the day and year first
above written.

Faye Marie Peats
Faye Marie Peats, Notary Public

My place of residence is: 7082 Bancroft
St. Louis, MO 63105

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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STATE OF NEW JERSEY)
) ss.
COUNTY OF ESSEX)

On this 30 day of JUNE, 1957, before me
MARGARET VILLANI, a Notary Public in and for the said
County and State, duly commissioned and sworn, personally in said
County and State appeared LITA C. COMPTON and
DAVID E. SIMONIC, to me personally known and
known to me to be ASST. VICE PRESIDENT and TRUST OFFICER
respectively of FIRST FIDELITY BANK NATIONAL ASSOCIATION, NEW, the Corporate
Trustee, named in and executed the foregoing instrument, which INDEBT
instrument includes Schedule _____
attached thereto and made a part thereof, and which instrument was produced
to me in said County and State aforesaid by the said LITA C. COMPTON
and DAVID E. SIMONIC 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 PRESIDENT and
TRUST OFFICER, 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 140 GARDEN STREET - APT. 3,
BRACKEN NEW JERSEY 07301, and 112 CARMON ROAD - SOUTH BRIDGE,
NEW JERSEY 07079, respectively, that they are the
ASST. VICE PRESIDENT and TRUST OFFICER, respectively, 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; and that said corporation
executed said instrument as Corporate Trustee; 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.

Margaret Villani

My place of residence is:
140 Brookhollow Rd
Elizabeth Park, N.J. 07201
My Commission Expires:

(Notarial Seal)

MARGARET VILLANI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 29, 1961

County Clerk's Office

1957 JUN 30

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STATE OF NEW JERSEY)
) ss.
COUNTY OF ESSEX)

On this 30 day of JUNE, 1987, before me
MARGARET VILLANI, a Notary Public in and for the said
County and State, duly commissioned and sworn, personally in said
County and State appeared L. PATTERSON to me
personally known and to me to be successor individual trustee named in
and executing the foregoing instrument, which instrument includes Schedule
attached thereto
and made a part thereof and which instrument was produced to me in said
County and State aforesaid by the said L. PATTERSON who is known
to me to be the identical person who subscribed the name of the maker thereof
to the foregoing instrument as its successor individual trustee who by me
being duly sworn did depose and say and acknowledge that she resides at
J.P. SHELL ROAD, SUMMITVILLE, NEW JERSEY 08871
and that she is a successor individual trustee for said corporation;
that the seal affixed to said instrument is the corporate seal of said corporation;
that she being informed of the contents of said instrument, signed and sealed
this instrument and that she executed the same in the name and on behalf of
said corporation by order, authority and resolution of its Board of Directors and
that she signed her name thereto by like order; that she executed the same as,
and said instrument is, her 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.

My place of residence is:
190 Brooklake Rd
Barbours Park NJ 07930
My commission expires:

(Notarial Seal)

MARGARET VILLANI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 29, 1991

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SCHEDULE X

Location:

11525 South Halsted
Chicago, Illinois

Description:

The South 1/2 of Lot 49 all of Lot 50 and Lot 51 (except that part lying West of a line 50 feet East of and parallel with the West line of Section 21) in Sharpshooter's Park Subdivision of part of Sharpshooter Park (said Park being a Subdivision of the West 1/2 of the South West 1/4 of Section 21, Township 37 North, Range 14 East of the Third Principal Meridian according to Map thereof recorded November 5/83 in book 18 of Plats page 58 in Cook County, Illinois.

FIN #25-21-300-024

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Return To:

M.R. BURMASTER, Esq.
Crack Oil & Refining Corp.
2122 Maryland Ave.
St Louis, Missouri 63105

DEPT-91 RECORDING \$19.00
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COOK COUNTY RECORDER

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