

87134575

12.00

SECOND MORTGAGE BY A PARTNERSHIP

710091402.0000

1. JIFFY LUBE REALTY PARTNERSHIP ("Mortgagor"), grants and mortgages to Pennzoil Products Company ("Pennzoil"), P.O. Box 2967, Houston, Texas 77252-2967, all of Mortgagor's interest on real property described below:

SEE ATTACHED EXHIBIT "A",

also known as 1119 Roosevelt Road, Maywood, Illinois (the "Property"), together with all fixtures and improvements now or later added to the Property.

2. This Mortgage is given to secure payment of up to \$6.5 million in obligations incurred by Jiffy Lube of Illinois, Inc. ("JLI"), an affiliate of the Mortgagor, pursuant to a January 16, 1987 "Development Agreement" between JLI and Pennzoil, as amended from time to time, the terms of which Development Agreement are incorporated herein.

3. The Mortgagor warrants that the Mortgagor owns the Property, and that the Property is unencumbered except by a first mortgage in favor of Skokie Trust and Savings Bank, executed of even date herewith (the "Skokie Mortgage"). The Mortgagor promises not to commit or allow any default under Skokie Mortgage, which is intended to be superior to the mortgage granted herein to Pennzoil, to which this Mortgage is expressly subordinated.

4. The Mortgagor promises not to allow any lien or charge with priority over this Mortgage, except for the Skokie Mortgage, to be filed against the Property.

5. The Mortgagor promises (a) to keep the Property insured for its maximum insurable value, (b) to name Pennzoil as an "additional insured" in the insurance policy covering the Property, and (c) to provide Pennzoil with an insurance company's certificate of insurance upon request.

6. The Mortgagor promises to keep the Property in good repair and to let Pennzoil's representatives inspect the Property on request.

7. The Mortgagor warrants that the Property is used for business purposes and is not a homestead; the Mortgagor promises not to declare the Property to be a homestead.

8. In the event that the Mortgagor defaults on any obligation owed to Pennzoil under the Development Agreement or under this Mortgage, Pennzoil Company may foreclose and/or seek any other remedy available under applicable law.

JIFFY LUBE REALTY PARTNERSHIP  
8919 Broadway  
Merrillville, Indiana 46410

87134575

Date: March 6, 1987

By: [Signature]

Witness: [Signature]  
J. Robert Taylor

Title: Partner

Witness: [Signature]  
PHILIP K. SIMON

PREP. BY & SEND TO  
BRADLEY F. STUEBING  
PNNZOIL PLACE  
P.O. BOX 2967  
HOUSTON, TEXAS 77252-2967

(Acknowledgments on Reverse Side)

[Stamp]

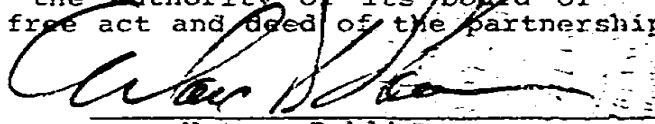
# UNOFFICIAL COPY

STATE OF Illinois     S  
                                  S  
COUNTY OF Cook       S

ACKNOWLEDGMENT - PARTNERSHIP MORTGAGOR

On this 6th day of March, 1987, before me appeared Dale Gough who, being by me duly sworn, did say (1) that he is an partner of Jiffy Lake Realty Partnership, the Mortgagor named on the reverse side of this document, (2) this Mortgage was signed on behalf of the partnership by the authority of its board of directors, and (3) this Mortgage is the free act and deed of the partnership Mortgagor.

(Seal)

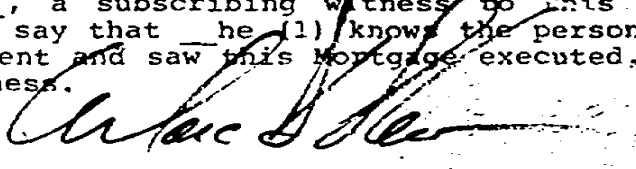
  
\_\_\_\_\_  
Notary Public

STATE OF Illinois     S  
                                  S  
COUNTY OF Cook       S

ACKNOWLEDGMENT - WITNESS

On this 6th day of March, 1987, before me appeared Robert Vejer, a subscribing witness to this Mortgage, and being by me duly sworn did say that he (1) knows the person who executed this Mortgage, (2) was present and saw this Mortgage executed, and (3) subscribed his/her name as a witness.

(Seal)

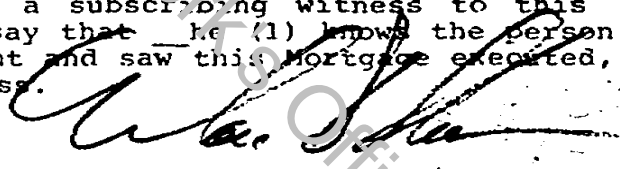
  
\_\_\_\_\_  
Notary Public

STATE OF Illinois     S  
                                  S  
COUNTY OF Cook       S

ACKNOWLEDGMENT - WITNESS

On this 6th day of March, 1987, before me appeared Phillip Duncan, a subscribing witness to this Mortgage, and being by me duly sworn did say that he (1) knows the person who executed this Mortgage, (2) was present and saw this Mortgage executed, and (3) subscribed his/her name as a witness.

(Seal)

  
\_\_\_\_\_  
Notary Public

COOK COUNTY CLERK'S OFFICE

1987 MAR 12 PM 12:28

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 190 AND 191 (EXCEPT THE SOUTH 7 FEET OF SAID LOTS TAKEN FOR THE WIDENING OF ROOSEVELT ROAD) IN CUMMINGS AND FOREMAN'S REAL ESTATE CORPORATION HARRISON STREET AND 9TH AVENUE SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1924 AS DOCUMENT NUMBER 8278599 IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

LOTS 187, 188 AND 189 (EXCEPT THE SOUTH 7 FEET OF LOTS 187, 188 AND 189 TAKEN FOR THE WIDENING OF ROOSEVELT ROAD) IN CUMMINGS AND FOREMAN'S REAL ESTATE CORPORATION HARRISON STREET AND 9TH AVENUE SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 29, 1924 AS DOCUMENT NUMBER 8278599 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1119 ROOSEVELT ROAD, MAYWOOD, ILLINOIS

HDD PT 15-15-429-026 LOT 191 & 190 AC  
15-15-429-027-EXPT 189  
15-15-429-028-LOT 188  
15-15-429-029-LOT 187

TT  
Clerk's Office

87134575