

FOR THE PROTECTION OF THE OWNER,  
THIS RELEASE SHALL BE FILED WITH  
THE RECORDER OF DEEDS OR THE  
REGISTRAR OF TITLES IN WHOME  
OFFICE THE MORTGAGE OR DEED OF  
TRUST WAS FILED.

-89-556390

**PARTIAL RELEASE OF  
PURCHASE MONEY MORTGAGE**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

WHEREAS, CERTIFIED GROCERS MIDWEST, INC., an Illinois corporation, (formerly known as Certified Grocers of Illinois, Inc.) hereinafter referred to as the "Mortgagor," by Purchase Money Mortgage dated May 5, 1977, and recorded in the office of the Recorder of Deeds, Cook County, Illinois on May 6, 1977, as Document No. 23916375 (the "Mortgage") granted and conveyed unto HODGKINS PROPERTIES, INC., an Illinois corporation, hereinafter referred to as the "Hodgkins," and its assigns, the premises therein particularly described (the "Mortgaged Premises") to secure the payment of the sum of Two Million Seven Hundred Nineteen Thousand Twelve and No/100 Dollars, together with interest thereon, payable in accordance with the terms of a Purchase Money Note of even date with the Mortgage and any amendments thereto (the "Note"); and

WHEREAS, to further secure Mortgagor's obligations under the Note, Mortgagor entered into an Assignment of Lessor's Interest in Lease dated May 5, 1987 and recorded in the Recorder's Office of Cook County, in the State of Illinois as Document No. 23916376 (the "Assignment of Lease") pursuant to which Mortgagor collaterally assigned its right, title and interest as Landlord under a Lease dated October 1, 1974 (the "Lease") as said Lease was amended and assigned; and

WHEREAS, the Lease was intended to encumber only such property as is encumbered by that certain First Mortgage lien of New York Life Insurance Company (the "First Mortgage") dated October 7, 1974 and recorded as Document No. 22871767 (the "First Mortgage") and shall automatically terminate with respect to any portion of the Mortgaged Premises released from the lien and operation of said First Mortgage in accordance with Paragraph 2 of the Second Amendment to Lease dated April 15, 1977;

WHEREAS, Interbake Foods, Inc., a Delaware corporation, hereinafter referred to as "Mortgagee," is the successor of Hodgkins with respect to the Note, the Mortgage, the Lease and any and all other documents securing the Note by virtue of an Agreement of Merger of Hodgkins Properties, Inc. into Interbake Foods, Inc. dated November 30, 1982; and

WHEREAS, the Mortgagor has requested the Mortgagee to release the premises hereinafter described, being part of the Mortgaged Premises, from the lien and

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operation of the Mortgage, and Mortgagee is obligated to so release said premises in accordance with Section 21 of the Mortgage; and

WHEREAS, Mortgagor has requested the First Mortgagee to release the premises hereinafter described from the lien and operation of the First Mortgage, and First Mortgagee has executed such a release dated June 5, 1989;

NOW THEREFORE, the Mortgagee, in consideration of the premises and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, does hereby agree as follows:

1. Mortgagee does hereby remise, release, quit-claim, exonerate and discharge from the lien and operation of the Mortgage, unto the said Mortgagor, its successors and assigns, that certain portion of the Mortgaged Premises more particularly described on Exhibit A attached hereto and hereinafter and herein by this reference (the "Released Premises"); to have and to hold the same, with all appurtenances thereto, unto the said Mortgagor, its successors, and assigns forever, freed, exonerated and discharged of and from the lien of the Mortgage, and every part thereof; provided, however, that nothing herein contained shall in anyway impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of the Mortgaged Premises not hereby released therefrom, or any of the rights and remedies of the holder thereof.
2. Mortgagee does hereby release the Released Premises from the effect and application of the Lease, and Mortgagor and Mortgagee agree that Exhibit A to the Lease is hereby amended to except and exclude the Released Premises from the legal description set forth therein; provided, however, that nothing herein contained shall in any way impair, alter, or diminish the effect or application of the Lease on the remaining part of the property described on Exhibit A of the Lease.

IN WITNESS WHEREOF, the said Mortgagee has hereunto set its hand and seal this 26 day of October, 1989.

INTELEBAKE FOODS, INC., as successor to HODGKINS PROPERTIES, INC.

By: [Signature]  
Title: [Title]

Attest: [Signature]  
Title: SECRETARY

Return to:  
THIS INSTRUMENT PREPARED BY:

Craig N. Smetko, Esq.  
Rudnick & Wolfe  
203 North LaSalle Street  
Suite 1800  
Chicago, Illinois 60601

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**EXHIBIT A**

**Legal Description**

A PARCEL OF LAND, IN THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP S8 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 50 FEET OF SAID SOUTHEAST QUARTER WITH THE WEST LINE OF THE EAST 33.00 FEET OF SAID SOUTHEAST QUARTER, AND RUNNING

THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 50.00 FEET AFORESAID, A DISTANCE OF 406.08 FEET;

THENCE SOUTH ALONG A LINE WHICH IS PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 318.32 FEET TO A POINT 7.00 FEET NORTH FROM THE NORTH FACE OF AN EXISTING CONCRETE AND METAL CLAD BUILDING;

THENCE EAST ALONG A LINE WHICH IS 7.00 FEET NORTH FROM AND PARALLEL WITH SAID NORTH FACE, AND SAID NORTH FACE EXTENDED EASTWARD, A DISTANCE OF 276.08 FEET;

THENCE SOUTH ALONG A LINE PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, A DISTANCE OF 106.77 FEET, TO AN INTERSECTION WITH A LINE WHICH IS 475.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 21;

THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 130.00 FEET, TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 33.00 FEET OF SAID SOUTHEAST QUARTER OF SECTION 21, AND

THENCE NORTH ALONG SAID WEST LINE OF THE EAST 33.00 FEET, A DISTANCE OF 425.00 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 143,118 SQUARE FEET (3.2855 ACRES) OF LAND MORE OR LESS.

ADDRESS OF PROPERTY: 6714 STREET AND SANTA FE DRIVE  
HODGKINS, ILLINOIS

Property Real Estate Index Number: 18-21-401-018

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