

91025984

RELEASE OF MORTGAGE TRUSTEE

\$19.00

INDENTURE OF RELEASE, dated November 30, 19 90 made by MANUFACTURERS HANOVER TRUST COMPANY, a corporation of the State of New York (hereinafter referred to as the "Trustee"), party of the first part, and CATELLUS DEVELOPMENT CORPORATION, a Delaware corporation, (hereinafter, whether one or more persons or corporations referred to as "Grantee"), party of the second part:

WHEREAS, The Atchison, Topeka and Santa Fe Railway Company (hereinafter called "Santa Fe"), by deed dated SEPTEMBER 18, 19 70, conveyed to said Grantee certain property hereinafter described; and

WHEREAS, the Union Trust Company of New York was heretofore and up to the 18th day of June, 1918, Trustee under a certain mortgage or deed of trust, hereinafter called the General Mortgage, dated December 12, 1895, executed by the Santa Fe to said Union Trust Company of New York, as Trustee, and duly recorded; and

WHEREAS, the Central Trust Company of New York was heretofore and up to the 18th day of June, 1918, Trustee under a certain mortgage or deed of trust, hereinafter called the Adjustment Mortgage, dated December 12th, 1895, executed by the Santa Fe to said Central Trust Company of New York, as Trustee, and duly recorded; and

WHEREAS, on or about the 18th day of June, 1918, said Central Trust Company of New York, in accordance with the laws of the State of New York, duly merged into itself said Union Trust Company of New York and simultaneously changed its name to Central Union Trust Company of New York and under the name of Central Union Trust Company of New York succeeded said Union Trust Company of New York as Trustee under said General Mortgage; and

WHEREAS, on or about the 15th day of May, 1927, said Central Union Trust Company of New York, in accordance with the laws of the State of New York, duly merged into itself The Hanover Bank of the City of New York, and simultaneously changed its name to Central Hanover Bank and Trust Company, and under the name of Central Hanover Bank and Trust Company continued to be Trustee under both said General Mortgage and said Adjustment Mortgage until on or about the 30th day of June, 1951, when said Central Hanover Bank and Trust Company duly changed its name to The Hanover Bank, without affecting its corporate status, title or powers as Trustee under said General Mortgage and said Adjustment Mortgage; and

WHEREAS, on September 8, 1961, in accordance with the laws of the State of New York, said The Hanover Bank was duly merged into Manufacturers Trust Company, a New York corporation, under the name Manufacturers Hanover Trust Company, and said Manufacturers Hanover Trust Company thereupon became and is now the duly constituted and acting Trustee under said General Mortgage and said Adjustment Mortgage; and

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WHEREAS, a release from said mortgages or deeds of trust is necessary in order to vest in the Grantee an unencumbered title to the property described in and conveyed by said deed, and hereinafter described, and the Santa Fe has furnished to said Trustee a written request of the Santa Fe in accordance with the requirements of said mortgages or deeds of trust, together with a copy of a resolution of the Board of Directors or of the Executive Committee of the Board of Directors of the Santa Fe approving of such request, to release the said property so conveyed from the lien and operation of said mortgages or deeds of trust.

NOW, THEREFORE, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, said Manufacturers Hanover Trust Company, as Trustee under said General Mortgage dated December 12th, 1895, and as Trustee under said Adjustment Mortgage dated December 12, 1895, does hereby release to the Grantee above named from the liens of said General Mortgage and said Adjustment Mortgage, under which it is Trustee as aforesaid, that certain tract or parcel of land situate, lying and being in the County of Cook and State of Illinois particularly described as follows:

See attached Exhibit A

The property hereinabove described being the same property that is described in and conveyed by said deed dated December 14, 1990, executed by the Santa Fe to said Grantee.

This release is executed and delivered by the Trustee without covenant or warranty, express or implied, and without recourse to the Trustee in any event.

IN WITNESS WHEREOF, said Manufacturers Hanover Trust Company has caused these presents to be signed by its President or one of its Vice-Presidents or Assistant Vice-Presidents and its corporate seal to be hereunto affixed and attested by its Trust Officer or an Assistant Trust Officer, the day and year first above written.

MANUFACTURERS HANOVER TRUST COMPANY

By James H. [Signature]

Its President President

ATTEST:

[Signature]
Its Trust Officer

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STATE OF NEW YORK,)
COUNTY OF NEW YORK,) SS.
BOROUGH OF MANHATTAN,)

I, G. John Kirsch, a Notary Public in and for said County, do hereby certify that James M. Foley, ASST. VICE President of the above-named Manufacturers Hanover Trust Company and Anna G. Brandor, be the same persons whose names are subscribed to the foregoing instruments as such ASST. VICE President and Trust Officer, respectively, of said company, appeared before me this day in person and severally acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such ASST. VICE President and Trust Officer, respectively, of said Company and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal the day and year last above written.

G. John Kirsch
NOTARY PUBLIC

My Commission expires G. JOHN KIRSCH
Notary Public, State of New York
No. 4004060
Qualified in Nassau County
Certificate filed in New York County
Commission Expires April 10, 1902

EXHIBIT "A"

A PARCEL OF LAND IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

A TRACT OF LAND, COMPRISED OF LOTS OR PARTS THEREOF IN BLOCKS 21, 25, 26, 40, 41 AND 43 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCKS 20, 24, 40, 43 AND 44, OR PARTS THEREOF IN CANAL TRUSTEES' NEW SUBDIVISION, AFORESAID, TOGETHER WITH ALL OR PART OF THE VACATED ALLEYS WITHIN SAID BLOCKS, AND OF THE VACATED STREETS LYING BETWEEN AND ADJOINING SAID BLOCKS, WHICH TRACT OF LAND IS BONDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID BLOCK 43 AT THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF W. CERMAK ROAD (W. 22ND STREET) AS SAID W. CERMAK ROAD WAS WIDENED BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON APRIL 13, 1926 AS DOCUMENT NO. 9238234 (SAID NORTH LINE OF W. CERMAK ROAD, AS WIDENED, BEING THE NORTH LINE OF THE SOUTH 14 FEET OF SAID BLOCK 43, AND RUNNING

THENCE NORTH 00 DEGREES, 02 MINUTES, 44 SECONDS EAST (ASSUMED) ALONG THE WEST LINE, AND NORTHWARD EXTENSION THEREOF, OF SAID BLOCK 43 AND ALONG THE WEST LINE OF SAID BLOCK 41), A DISTANCE OF 390.13 FEET TO THE POINT WHICH IS 80.00 FEET SOUTH OF A STONE MONUMENT MARKING THE MOST SOUTHERLY CORNER OF THE PARCEL OF LAND IN SAID BLOCK 41 CONVEYED TO THE CHICAGO, MADISON AND NORTHERN RAILROAD COMPANY BY DEED RECORDED IN SAID RECORDER'S OFFICE ON JULY 3, 1900 AS DOCUMENT NO. 2981686;

THENCE NORTH 33 DEGREES, 43 MINUTES, 56 SECONDS EAST, A DISTANCE OF 312.60 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND, AT A POINT WHICH IS 250.00 FEET (MEASURED ALONG SAID SOUTHEASTERLY LINE) NORTHEASTERLY FROM THE SOUTHERLY CORNER OF SAID PARCEL OF LAND;

THENCE NORTH 43 DEGREES, 57 MINUTES, 21 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 181.73 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE VACATED NORTH AND SOUTH ALLEY IN SAID BLOCK 41;

THENCE NORTH 89 DEGREES, 48 MINUTES, 38 SECONDS EAST, A DISTANCE OF 8.00 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SAID VACATED ALLEY;

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THENCE NORTH 00 DEGREES, 11 MINUTES, 22 SECONDS WEST ALONG THE CENTERLINE, AND ALONG A NORTHWARD EXTENSION THEREOF, OF SAID VACATED ALLEY, A DISTANCE OF 44.69 FEET TO AN INTERSECTION WITH THE NORTHEASTWARD EXTENSION OF THE NORTHWESTERLY LINE OF SAID BLOCK 41;

THENCE NORTH 44 DEGREES, 00 MINUTES, 23 SECONDS EAST ALONG SAID NORTHEASTWARD EXTENSION OF THE NORTHWESTERLY LINE OF SAID BLOCK 41, A DISTANCE OF 31.23 FEET TO AN INTERSECTION WITH THE CENTERLINE OF VACATED W. CULLERTON STREET (W. 20TH STREET);

THENCE NORTH 89 DEGREES, 54 MINUTES, 16 SECONDS EAST ALONG SAID CENTERLINE OF VACATED W. CULLERTON STREET, A DISTANCE OF 67.43 FEET;

THENCE NORTH 00 DEGREES, 05 MINUTES, 44 SECONDS WEST, A DISTANCE OF 35.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID VACATED W. CULLERTON STREET;

THENCE NORTH 44 DEGREES, 11 MINUTES, 15 SECONDS EAST ALONG THE SOUTHEASTERLY LINE (AS SAID SOUTHEASTERLY LINE IS MONUMENTED) OF THE PARCEL OF LAND IN SAID BLOCK 24 CONVEYED TO THE CHICAGO, MADISON AND NORTHERN RAILROAD COMPANY BY SAID DEED RECORDED AS DOCUMENT NO. 2981686, A DISTANCE OF 251.76 FEET TO A STONE MONUMENT ON THE SOUTHWESTERLY LINE OF THE VACATED ALLEY LEADING SOUTHEASTERLY FROM GROVE STREET;

THENCE NORTH 44 DEGREES, 00 MINUTES, 23 SECONDS EAST, A DISTANCE OF 8.00 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SAID VACATED ALLEY;

THENCE NORTH 45 DEGREES, 59 MINUTES, 37 SECONDS WEST, ALONG THE CENTERLINE OF SAID VACATED ALLEY, A DISTANCE OF TWENTY FIVE ONE HUNDREDTHS (0.25) OF A FOOT;

THENCE NORTH 44 DEGREES, 00 MINUTES, 23 SECONDS EAST, A DISTANCE OF 8.00 FEET TO A STONE MONUMENT MARKING THE MOST SOUTHERLY CORNER OF THE PARCEL OF LAND IN SAID BLOCK 24 CONVEYED TO SAID CHICAGO, MADISON AND NORTHERN RAILROAD COMPANY BY SAID DEED RECORDED AS DOCUMENT NO. 2981686;

THENCE NORTH 44 DEGREES, 00 MINUTES, 23 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND (SAID SOUTHEASTERLY LINE BEING PARALLEL WITH THE NORTHWESTERLY LINE OF SAID BLOCK 24) A DISTANCE OF 50.00 FEET;

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THENCE NORTHEASTWARDLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND, SAID SOUTHEASTERLY LINE BEING HERE THE ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 765.55 FEET, A DISTANCE OF 128.02 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 39 DEGREES, 12 MINUTES, 56 SECONDS EAST, AND LENGTH OF 127.87 FEET) TO AN INTERSECTION WITH THE EAST LINE OF SAID BLOCK 24;

THENCE SOUTH 89 DEGREES, 52 MINUTES, 59 SECONDS EAST, A DISTANCE OF 33.00 FEET TO AN INTERSECTION WITH THE CENTERLINE OF VACATED S. PURPLE STREET;

THENCE NORTH 00 DEGREES, 07 MINUTES, 01 SECONDS EAST ALONG SAID CENTERLINE OF VACATED S. PURPLE STREET, AND ALONG SAID CENTERLINE EXTENDED, A DISTANCE OF 101.79 FEET TO AN INTERSECTION WITH A SOUTHWARD EXTENSION OF THE WESTERLY LINE OF SAID BLOCK 21;

THENCE NORTH 19 DEGREES, 11 MINUTES, 22 SECONDS EAST ALONG SAID SOUTHWARD EXTENSION OF THE WESTERLY LINE OF SAID BLOCK 21, A DISTANCE OF 22.07 FEET;

THENCE SOUTH 89 DEGREES, 52 MINUTES, 59 SECONDS EAST, A DISTANCE OF 25.79 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID BLOCK 21 AT THE MOST SOUTHERLY CORNER OF THE PARCEL OF LAND IN SAID BLOCK 21 CONVEYED TO THE CHICAGO, MADISON AND NORTHERN RAILROAD COMPANY BY SAID DEED RECORDED AS DOCUMENT NO. 2981686;

THENCE NORTHWARDLY ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, SAID EASTERLY LINE BEING HERE THE ARC OF A CIRCLE, CONVEX TO THE EAST AND HAVING A RADIUS OF 765.55 FEET, A DISTANCE OF 47.40 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 21 DEGREES, 00 MINUTES, 26 SECONDS EAST AND A LENGTH OF 47.39 FEET) TO A STONE MONUMENT MARKING THE EASTERLY LINE OF SAID PARCEL OF LAND;

THENCE NORTH 19 DEGREES, 14 MINUTES, 01 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 161.33 FEET TO A POINT 26.00 FEET, MEASURED PERPENDICULARLY, EASTERLY FROM THE WESTERLY LINE OF SAID BLOCK 21;

THENCE NORTHWARDLY ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, SAID EASTERLY LINE BEING HERE THE ARC OF A CIRCLE, CONVEX TO THE WEST AND HAVING A RADIUS OF 703.78 FEET, A DISTANCE OF 75.88 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 22 DEGREES, 16 MINUTES, 41 SECONDS EAST AND A LENGTH OF 75.84 FEET) TO A POINT OF REVERSE CURVE;

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THENCE NORTHWARDLY, CONTINUING ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, SAID EASTERLY LINE BEING HERE THE ARC OF A CIRCLE, CONVEX TO THE EAST AND HAVING A RADIUS OF 729.79 FEET, A DISTANCE OF 78.68 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 22 DEGREES, 16 MINUTES, 41 SECONDS EAST AND A LENGTH OF 78.64 FEET);

THENCE NORTH 19 DEGREES, 11 MINUTES, 22 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 9.12 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID BLOCK 21 DISTANT 36.37 FEET EAST FROM THE NORTHWEST CORNER OF SAID BLOCK 21;

THENCE NORTH 89 DEGREES, 51 MINUTES, 58 SECONDS EAST ALONG THE NORTH LINE, AND SAID NORTH LINE EXTENDED EAST, OF SAID BLOCK 21, AND ALONG THE NORTH LINE OF SAID BLOCK 20, A DISTANCE OF 289.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 8.00 FEET OF THE WEST HALF OF SAID BLOCK 20;

THENCE SOUTH 00 DEGREES, 05 MINUTES, 29 SECONDS EAST ALONG THE WEST LINE (AND SAID WEST LINE EXTENDED SOUTH) OF THE EAST 8.00 FEET OF THE WEST HALF OF SAID BLOCK 20, AND ALONG THE WEST LINE (AND SAID WEST LINE EXTENDED SOUTH) OF THE EAST 8.00 FEET OF THE WEST HALF OF SAID BLOCK 26, A DISTANCE OF 863.24 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID BLOCK 40;

THENCE NORTH 89 DEGREES, 54 MINUTES, 16 SECONDS EAST ALONG SAID NORTH LINE OF BLOCK 40, A DISTANCE OF 140.65 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 40;

THENCE SOUTH 00 DEGREES, 00 MINUTES, 58 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 40, A DISTANCE OF 304.30 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF S. ARCHER AVENUE, AS SAID S. ARCHER AVENUE WAS WIDENED BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON APRIL 13, 1926 AS DOCUMENT NO. 9238234;

THENCE SOUTH 58 DEGREES, 05 MINUTES, 45 SECONDS WEST ALONG SAID NORTHWESTERLY LINE OF S. ARCHER AVENUE, AS WIDENED, (SAID NORTHWESTERLY LINE OF S. ARCHER AVENUE, AS WIDENED, BEING THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 20 FEET OF SAID BLOCKS 40, 43 AND 44) A DISTANCE OF 817.31 FEET TO AN INTERSECTION WITH THE EAST LINE OF S. PRINCETON AVENUE, AS SAID S. PRINCETON AVENUE WAS DEDICATED BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON AUGUST 22, 1931 AS DOCUMENT NO. 10959073;

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THENCE NORTH 00 DEGREES, 07 MINUTES, 01 SECONDS EAST ALONG SAID EAST LINE OF S. PRINCETON AVENUE, A DISTANCE OF 369.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF VACATED W. 21ST STREET;

THENCE SOUTH 89 DEGREES, 48 MINUTES, 01 SECONDS WEST ALONG SAID NORTH LINE OF VACATED W. 21ST STREET, A DISTANCE OF 120.00 FEET;

THENCE SOUTH 00 DEGREES, 07 MINUTES, 01 SECONDS WEST ALONG THE WEST LINE OF S. PRINCETON AVENUE AS DEDICATED BY SAID INSTRUMENT RECORDED AS DOCUMENT NO. 10959073, A DISTANCE OF 443.23 FEET TO AN INTERSECTION WITH SAID NORTHWESTERLY LINE OF S. ARCHER AVENUE, AS WIDENED;

THENCE SOUTH 58 DEGREES, 05 MINUTES, 45 SECONDS WEST ALONG SAID NORTHWESTERLY LINE OF S. ARCHER AVENUE, AS WIDENED, A DISTANCE OF 5.85 FEET TO AN INTERSECTION WITH THE NORTH LINE OF W. CERMAK ROAD (W. 22ND STREET) AS SAID W. CERMAK ROAD WAS WIDENED BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT NO. 9238234; AND

THENCE SOUTH 89 DEGREES, 56 MINUTES, 36 SECONDS WEST ALONG SAID NORTH LINE OF W. CERMAK ROAD, AS WIDENED, A DISTANCE OF 506.58 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 1,202,118 SQUARE FEET (27.5968 ACRES) OF LAND, MORE OR LESS.

Permanent Real Estate Index

Numbers: 17-21-415-001, 17-21-508-005, 17-21-508-006, 17-21-508-007,
17-21-508-008, 17-21-508-010, 17-21-508-011, 17-21-508-012,
17-21-508-013, 17-21-508-014, 17-21-508-015, 17-21-508-016,
17-21-508-017, 17-21-508-018, 17-21-508-019, 17-21-508-020,
17-21-508-021, 17-21-508-022, 17-21-508-023, 17-21-508-024.

Address of the

Property: N.W. corner of Wentworth and Archer

Send subsequent tax bills to:

CATELLUS DEVELOPMENT CORPORATION
5429 LBJ Freeway, Suite 600
Dallas, TX 75240-2609

After recording mail to:

CATELLUS DEVELOPMENT CORPORATION
5429 LBJ Freeway, Suite 600
Dallas, TX 75240-2609

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