

UNOFFICIAL COPY

(LEASED)
P/S - FULL

STATE OF ILLINOIS

COUNTY OF COOK

92835142

PROPERTY NUMBERS: 17469

DEPT-01 88 000000 107.00
74444 1850 09 22 1109 22 1510100
47682 17 11 92 11 83354412
COOK COUNTY RECORDS

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that CITICORP NORTH AMERICA, INC., formerly known as CITICORP INDUSTRIAL CREDIT, INC., a Delaware corporation, in its capacity as administrative agent for itself and certain other persons (the "Administrative Agent"), under that certain Credit Agreement dated as of July 31, 1987 as amended and restated as of November 5, 1987 (the "Credit Agreement") by and among JT Acquisition Corporation, the financial institutions listed on Schedule A thereto (the "Senior Lenders") and Bankers Trust Company, Canadian Imperial Bank of Commerce, Citicorp, Manufacturers Hanover Trust Company and Security Pacific National Bank, each in its separate capacity as agent for the Senior Lenders and the Issuing Banks (as therein defined), by which THE SOUTHLAND CORPORATION, a Texas corporation ("Southland"), is bound as reflected by an Assumption Agreement dated as of December 15, 1987 executed by Southland, hereby releases and discharges for and in consideration of One Dollar (\$1.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged that certain real estate or interest therein, the improvements situated thereon and certain other property, all as more particularly described on Exhibit "A" attached hereto (the "Released Collateral"), such Released Collateral being located in the County set forth above, from the liens and interests created by in that certain mortgage from Southland, bearing date the 20th day of October, 1987, and recorded on the 3rd day of November, 1987, in the Official Records of Cook County, in the State of Illinois, in Book , Page as Document No. 87592968, (the "Mortgage"). Notwithstanding anything to the contrary contained in this Release of Mortgage, the Mortgage shall remain in full force and effect from and after the date hereof except as to the Released Collateral which shall no longer be secured thereby.

This Release is given pursuant to the Credit Agreement for the sole purpose of effectuating, without any recourse, warranty or other obligation whatsoever, the release of any security interest held by the Administrative Agent in the Released Collateral without releasing any proceeds of such sale or other disposition. This Release does not and shall not in any manner discharge, affect or impair any of Southland's Obligations or, except as to the Released Collateral, any of the Administrative Agent's Liens (as those terms are defined in the Credit Agreement). Subject to the foregoing, this Release is binding on the Administrative Agent and its successors and assigns.

IN WITNESS WHEREOF, Citicorp North America, Inc., formerly known as Citicorp Industrial Credit, Inc., in its separate capacity as Administrative Agent does hereunto set its hand the 31st day of February, 1992.

CITICORP NORTH AMERICA, INC.,
formerly known as CITICORP
INDUSTRIAL CREDIT, INC.,
In its separate capacity as
Administrative Agent

By: Frank R. Barnett
Its: FR

BOOK 004 27F

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Property of Cook County Clerk's Office

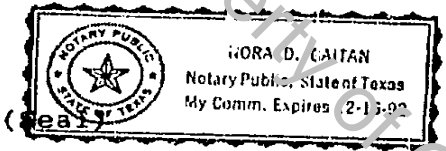
UNOFFICIAL COPY

STATE OF Texas

COUNTY OF TARRANT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Frank A. Garrett, personally known to me to be the President of Citicorp North America, Inc., formerly known as Citicorp Industrial Credit, Inc., and personally known to me to be the same person whose name is subscribed on the foregoing instrument, appeared before me this day in person and acknowledged that as such President, he/she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand this 21st day of February, 1992.



Mora D. Caitan
Notary Public

My Commission Expires: 12-16-92

Prepared by:

James L. Marovitz
Sidley & Austin
One First National Plaza
Chicago, IL 60603

Mail to:

The Southland Corporation
2711 North Haskell Avenue
P.O. Box 711
Dallas, TX 75221-0711

DTCCON4024

LAWYERS TIME TRAVEL
600 AMM Pearl ✓
Suite 700
Dallas TEXAS 75201
ATTN: ANITA SOST

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PROPERTY OF COOK COUNTY CLERK'S Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

WHEN RECORDED MAIL TO:

Local No. 17469

UNOFFICIAL COPY

COOK

County, Il.

The Southland Corporation
Attn: Real Estate Services Dept.
2828 North Haskell Avenue
Dallas, Texas 75204

9 2 3 3 3 4 4 2

MEMORANDUM OF LEASE

This Memorandum of Lease is made this _____ day of _____, 1987 by and between John H. Rodgers and Margaret A. Fuller, as two of the Trustees of The Southland Employees' Trust under Trust Agreement dated December 30, 1974, as restated and amended from time to time, ("Lessor"), the original of which is deposited in Lessor's office at 3618 Noble Street, Dallas, Texas 75204, and The Southland Corporation, a Texas Corporation ("Lessee"), with offices at 2828 North Haskell Avenue, Dallas, Texas.

IN CONSIDERATION OF TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Lessee to Lessor, the receipt and sufficiency of which are hereby acknowledged, Lessor has leased to Lessee the land described on Exhibit A, attached hereto and made a part hereof, together with all improvements located thereon, upon the following terms:

Date of Commencement: 04/01/76

Term: 20 Years

Expiration Date of Initial Term: 03/31/96

Renewal Options: 2 - 5 YR

The purpose of this Memorandum of Lease is to give record notice of the aforementioned Lease and of certain of the rights created thereby, all of which are hereby confirmed. Reference is hereby made to the Lease for a more complete description of the terms thereof.

In witness whereof, the parties hereto have executed this Memorandum of Lease as of the date set forth above.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

92835442

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IL
COOK
CRK PARK
S KENILWORTH AV

#17469

EXHIBIT A

Lot 22 in Block 2 in Hiatt's Subdivision of the North half of the East Forty (40) acres of the Southwest Quarter (SW $\frac{1}{4}$) of Section 7, Township Thirty-Nine (39) North, Range Thirteen (13) East of the Third Principal Meridian in Cook County, Illinois.

BEING AND INTENDED TO BE the same property conveyed to The Southland Corporation by deed dated September 6, 1974 filed September 17, 1974 and recorded as Document Number 22849545 of the Deed Records of Cook County, Illinois.

SUBJECT TO current taxes and assessments not delinquent and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights-of-way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record.

Cook County Clerk's Office

92825442