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RELEASE OF LEASEHOLD
MORTGAGE, SECURITY AGREEMENT AND
FIXTURE FILING (FINANCING STATEMENT)

between

WIN REALTY HOLDINGS, INC. DEPT-01 RECORDING \$39.50
Mortgagor, a Delaware corporation, TRAN 2463 11/25/92 14:36:00
successor by merger to #7694 & E. *--92--889264
WIN MERGER, INC. COOK COUNTY RECORDER

and

FIFTH AVENUE CAPITAL TRUST,
Mortgagee

Dated as of November 16, 1992

Prepared by and when recorded return to:

Lewis B. Stone, Esq.
Rogers & Wells
200 Park Avenue
New York, New York 10166

Covers the property located in Illinois at:

700 North Michigan Avenue
Chicago, Illinois

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**RELEASE OF
LEASEHOLD MORTGAGE, SECURITY AGREEMENT
AND
FIXTURE FILING (FINANCING STATEMENT)**

THIS RELEASE OF LEASEHOLD MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING (FINANCING STATEMENT) (the "Release") dated as of the 16th day of November, 1992, between WIN REALTY HOLDINGS, INC., a Delaware corporation, having an office at Suite 1070, 1440 Broadway, New York, New York 10018 ("Mortgagor"), and FIFTH AVENUE CAPITAL TRUST, a Delaware business trust, having an address c/o Wilmington Trust Company, Rodney Square North, Wilmington, Delaware 19890 ("Mortgagee").

W I T N E S S E T H:

WHEREAS, Mortgagor executed the Leasehold Mortgage, Security Agreement and Fixture Filing (Financing Statement), dated as of December 31, 1990 (the "Leasehold Mortgage"), encumbering that certain real property together with all fixtures and improvements situated thereon located in Cook County, Illinois and more particularly described in Exhibit A attached hereto and made a part hereof, which Leasehold Mortgage was recorded on January 2, 1991 in the Recording Office of Cook County, Illinois promptly following the execution of same as Instrument No. 91-001577.

WHEREAS, Mortgagor and Mortgagee have agreed that the real property, fixtures, buildings, structures and other improvements to real property located at 700 North Michigan Avenue, Chicago, Illinois (the "Property") shall be released from the Leasehold Mortgage and that the obligations under the Leasehold Mortgage, as they relate to the Property, are hereby discharged and satisfied in full.

NOW, THEREFORE, in consideration of the premises herein recited and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Mortgagee does hereby remise, release, quit-claim, exonerate and discharge from the lien and operation of said Leasehold Mortgage all the piece, parcel or tract of land, described on Exhibit A, attached hereto and made a part hereof, together with all estates and rights with respect thereto and all fixtures, buildings, structures and other improvements to real property situated thereon, including

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but not limited to the leasehold interests described on Exhibit B attached hereto and made a part hereof.

2. The note secured by the Leasehold Mortgage has been PAID IN FULL or otherwise SATISFIED and DISCHARGED. The Leasehold Mortgage may now be discharged of record. This means that the Leasehold Mortgage is now cancelled and void.
3. This document may be executed in counterparts, and all of such counterparts when taken together shall be deemed an original document.

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the parties hereto have caused this Release to be executed by its duly authorized representative as of the day and year first above written.

Witnesses:

Regina Seus
Name: Regina Seus

Adriana Schmelling
Name: Adriana Schmelling

MORTGAGOR:
WIN REALTY HOLDINGS, INC., a
Delaware corporation

By:

Stephen A. Quinlan
Name: Stephen A. Quinlan
Title: Vice President

[Corp. Seal]

MORTGAGEE:
FIFTH AVENUE CAPITAL TRUST,
a Delaware business trust

Witness:

Name:

Name:

By: WILMINGTON TRUST COMPANY
a Delaware banking
corporation, not
individually or personally,
but solely as Owner Trustee
of Mortgagee

By:

Name:
Title:

[Corp. Seal]

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IN WITNESS WHEREOF, the parties hereto have caused this Release to be executed by its duly authorized representative as of the day and year first above written.

Witnesses:
MORTGAGOR:
WIN REALTY HOLDINGS, INC., a
Delaware corporation

Name: _____

Name: _____

By: _____
Name:
Title:

[Corp. Seal]

MORTGAGEE:
FIFTH AVENUE CAPITAL TRUST,
a Delaware business trust

Witness:

By: **WILMINGTON TRUST COMPANY**
a Delaware banking
corporation, not
individually or personally,
but solely as Owner Trustee
of Mortgagee

Charisse Rodgers
Name: **CHARISSE RODGERS**

Joseph B. Fel
Name: **JOSEPH B. FEL**

By: *John M. Beeson, Jr.*
Name:
Title: **JOHN M. BEESON, JR.**
VICE PRESIDENT

[Corp. Seal]

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Consented to this 16th day of NOVEMBER, 1992
by the Collateral Agent, as assignee of Mortgagee's interest
in the Leasehold Mortgage:

Witnesses:

BANKERS TRUST COMPANY,
as Collateral Agent

[Signature]
Name: Robert T. Rosen

By:

[Signature]
Name: MELISSA J. KAYE
Title: ASSISTANT VICE PRESIDENT

[Signature]
Name: Joseph J. Tomao

Corp. Seal

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STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.:

I, Barry D. Lites, do hereby certify that Stephen A. Austin, personally known to me to be the same person whose name is subscribed to the foregoing instrument, being first duly sworn by me, severally acknowledged that he signed the foregoing document in his capacity as Vice President of WIN REALTY HOLDINGS, INC., a Delaware corporation, on behalf of the corporation.

Given under my hand and seal this 12th day of November, 1992.

[Signature]
Notary Public, State of New York

[Notarial Seal]

My Commission Expires:

BARRY D. LITES
Notary Public, State of New York
No. 4892003
New York County
Commission Expires April 13, 1993

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STATE OF Delaware)
COUNTY OF New Castle) ss.:

I, Roseline K. Maney, do hereby certify that John M. Boyer, Jr., personally known to me to be the same person whose name is subscribed to the foregoing instrument, being first duly sworn by me, severally acknowledged that he signed the foregoing document in his capacity as (Vice-) President of WILMINGTON TRUST COMPANY, a Delaware banking corporation, as Owner Trustee of FIFTH AVENUE CAPITAL TRUST, a Delaware business trust, on behalf of said trust.

Given under my hand and seal this 14th day of November, 1992.

Roseline K. Maney
Notary Public in and for
The State of Delaware

Printed or Typed Name of Notary

My Commission Expires:

ROSELINE K. MANEY
NOTARY PUBLIC
My Commission expires March 23, 1993

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RAW #17 GD&C #IL23L

Chicago, Illinois

Exhibit A

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF ILLINOIS,
COUNTY OF COOK AND IS DESCRIBED AS FOLLOWS:

Parcel One

Lots 3 and 4 in Chicago Place Subdivision, being a resubdivision of the land property and space within Block 46 (Except the 75.00 feet thereof) in Kinzie's Addition to Chicago in the North 1/2 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded September 7, 1990 as Document 90435974.

Parcel Two

THE BENEFIT OF THE EASEMENTS CONTAINED IN EASEMENT AND OPERATING AGREEMENT EXECUTED BETWEEN FRANKEL/FORBES-COHEN ASSOCIATES, SAKS & COMPANY AND BEVERLY PROPERTIES, INC., DATED AUGUST 9, 1990 AND RECORDED ON OCTOBER 15, 1990 AS DOCUMENT NO. 90487310.

P.I.N.

17-10-106-007

19900204

Description of the Lease

R&W Number:	GD&C Number:	Property:	Description of Lease Documents:
17	IL23L	700 N. Michigan Avenue Chicago, IL	<p>Lease, dated August 2, 1988, between Chicago Place Partnership, as landlord, and Saks & Company, as tenant</p> <p>Memorandum of Lease, between Chicago Place Partnership, as landlord, and Saks & Company, as tenant, recorded on July 26, 1989, as Document No. 89342610</p> <p>First Amendment to Lease, dated August 23, 1989, between Chicago Place Partnership, as landlord, and Saks & Company, as tenant</p> <p>Assignment of Lease, dated the date hereof, from Saks & Company, as assignor, to Win Merger, Inc., which will then merge into Win Realty Holdings, Inc., as assignee</p>

Property of Cook County Clerk's Office

89342610