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Store #08-051

Partial Release of Mortgage or Trust
By Corporation

RECITALS

94227900

1. On August 25, 1989, CFM Franchising Co. delivered its promissory note to American National Bank and Trust Company.
2. Concurrent with the delivery of the promissory note, CFM Franchising Co. executed that certain Mortgage with American National Bank and Trust Company in which certain leasehold interests of CFM Franchising Co. were mortgaged as collateral for the promissory note and other amounts owed by CFM Franchising Co. to American National Bank.
3. On December 31, 1991, Convenient Food Mart, Inc. assumed CFM Franchising Co.'s obligations under the promissory note and Mortgage.
4. On March 12, 1993, Convenient Food Mart, Inc. sold certain of its assets located in the State of Illinois to P.P. & K., Inc. As part of this transaction, and upon the request of Convenient Food Mart, Inc., American National Bank and Trust Company agreed to release all security it held in the Illinois Assets, including the leasehold mortgages.
5. While American National Bank and Trust Company released its security interests in all of Convenient Food Mart, Inc.'s personal property located in the State of Illinois, the leasehold mortgages were not released at the time of the sale to P.P. & K., Inc.
6. Subsequent to the release of Convenient Food Mart, Inc.'s personal property in Illinois, American National Bank and Trust Company sold and assigned its interests in the promissory note and the Mortgage to The XXV Corporation.
7. In order that the matter be free from doubt, The XXV Corporation and American National Bank and Trust Company join in this Partial Release.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, American National Bank and Trust Company and The XXV Corporation state as follows:

American National Bank and Trust Company, a national banking association, and The XXV Corporation, as assignee under the Mortgage, does hereby remise and release, all of the right,

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DEPT-01 RECORDING \$25.00
160011 TRAN 0581 03/14/94 11:49:00
45799 # 94-227900
COOK COUNTY RECORDER

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title, interest, claim or demand whatsoever they may have acquired in, through or by a certain Mortgage, bearing the date of the 25th day of August, 1989, and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document No. 89-400601, to the premises therein described, situated in the County of Cook, State of Illinois, as described on the attached Exhibit, together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, each of American National Bank and Trust Company and The XXV Corporation have caused this Partial Release to be signed by their authorized officers, and attested by their Assistant Secretaries, and their corporate seals to be hereto affixed as of the date stated by such signatures.

Date: 2/10/94

AMERICAN NATIONAL BANK AND TRUST COMPANY

By: [Signature]
Its: [Signature]

ATTEST:

By: [Signature]
Its: Asst. Secretary

(SEAL)

Date: _____

THE XXV CORPORATION

By: [Signature]
Its: President

ATTEST:

By: [Signature]
Its: Secretary

(SEAL)

This instrument was prepared by:

Kathryn M. Kotel
Keck, Mahin & Cate
1515 E. Woodfield Road
Suite 250
Schaumburg, IL 60173

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4346 North River Road
Schiller Park, IL

B-05
Cook

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Lots 1 and 2 in Volk Bros. Third Addition to Schiller Park, being a Subdivision of part of Lot 2 in the Subdivision of the Southwest fractional Section 15, Township 40 North, Range 12, also part of the Southeast Quarter of Section 16, Township 40 North, Range 12 lying East of Wisconsin Railroad right-of-way of the Third Principal Meridian, in Cook County, Illinois (Commonly known as 4346 North River Road, Schiller Park, Illinois)

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