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#1389 # KB *-95-633056
COOK COUNTY RECORDER

RELEASE

For and in consideration of ten dollars (\$10.00), and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BANK OF AMERICA ILLINOIS (the "Bank") formerly known as CONTINENTAL BANK N.A., and also formerly known as CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO does hereby remise, release, convey and quit-claim unto TEMPEL STEEL COMPANY (the "Borrower"), and unto its successors and assigns, all the right, title, interest, claim, or demand whatsoever the Bank may have acquired in, through, or by a certain Wolcott Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement dated as of July 7, 1981, and recorded August 13, 1981, in the Recorder's Office of Cook County, Illinois, as Document Number 25968424, as amended by documents described on Exhibit B attached hereto, to the premises therein described and described in the attached Exhibit A, situated in the County of Cook, State of Illinois.

This Release does not release any covenants, warranties, indemnities or other obligations of the Borrower or any other party under the Mortgage which by its terms expressly survive the release or termination of such Mortgage; provided, however, that this Release shall act as a release and termination of all liens, claims and interests Bank possesses under the Mortgage to the extent that such liens encumber the real estate described in Exhibit A hereto and the other property described on the Mortgage.

IN TESTIMONY WHEREOF, BANK OF AMERICA ILLINOIS has caused this instrument to be executed in its behalf by its duly authorized officers this 18th day of September, 1995.

BANK OF AMERICA ILLINOIS
(formerly known as CONTINENTAL BANK
N.A., formerly known as CONTINENTAL
ILLINOIS NATIONAL BANK AND TRUST
COMPANY OF ILLINOIS)

By: Christine M. Tierney
Title: Vice President

Box 407

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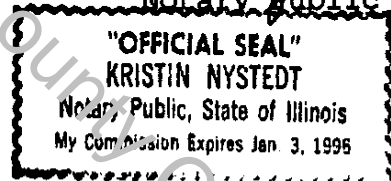
STATE OF)
) SS.
COUNTY OF)

I, KRISTIN NYSTEDT, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CHRISTINE M. TIERNEY, personally known to me to be a VICE PRESIDENT of BANK OF AMERICA ILLINOIS (formerly known as CONTINENTAL BANK N.A., and formerly known as CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF ILLINOIS), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such VICE PRESIDENT s/he signed and delivered the said instrument, as VICE PRESIDENT of said association, 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 and notarial seal this 18th day of September, 1995.

Kristin Nystedt

Notary Public



My Commission Expires:

1/3/96

This instrument prepared by:

Rex A. Palmer
Mayer, Brown & Platt
190 S. LaSalle Street
Chicago, Illinois 60603

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Description of Leasehold Estate

That certain Leasehold Estate created and existing by, under and by virtue of a certain Lease and Option to Purchase ("Lease"), dated November 13, 1978, made and entered into by and between Lake View Trust and Savings Bank, not personally, but as Trustee under Trust Number 5238, dated November 1, 1978, as Lessor, and Edward O. Koegel, Arthur E. Koegel and Joseph F. Dixon, as Lessor's Beneficiaries, and Tempel Steel Company, as Lessee, as modified by a certain Amendment to Lease, dated _____, between Lessor, Lessor's Beneficiaries, and Lessee, a memorandum of which was recorded _____, as Document No. _____, demising and leasing for a term of _____ years, commencing on the Commencement Date (as that term is defined in the Lease) and ending the last day of the 120th month following the Commencement Date, the following described real estate and premises in the City of Chicago, County of Cook and State of Illinois to wit:

Lot 4 (except the South 75 feet thereof) and all of Lot 5 in John J. Meyer's Industrial Subdivision of Blocks 2 and 5 and part of Block 8 and 9 of Nicholas Miller's Balmoral Subdivision in the North East 1/4 of Section 7, Township 40 North, Range 16 East of the Third Principal Meridian according to the plat thereof recorded May 23, 1928 as Document Number 10380142 all in Cook County, Illinois.

08-35-302-010

14-07-201-003

14-07-201-024

14-07-201-045

14-07-200-041

14-07-200-044

14-07-201-022

Property Address:

Balmoral Avenue and Ravenswood Avenue

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EXHIBIT A

Description of the Leasehold Estate

That certain Leasehold Estate created and existing by, under and by virtue of a certain Lease and Agreement to Purchase ("Lease"), dated September 15, 1976, made and entered into by and between Arthur E. Koegel and Edward O. Koegel, being all of the beneficiaries under a certain Trust Agreement dated September 15, 1976, with American National Bank as Trustee under Trust Number 39336, as Koegel and Trust respectively, and Tempel Steel Company, as Tempel, as modified by a certain letter dated September 17, 1980, written by W. T. Magnor to Arthur E. Koegel, a memorandum of which was recorded _____, as Document No. _____, demising and leasing for a term of _____ years, commencing on the Commencement Date (as that term is defined in the Lease) and ending October 1, 1981, the following described real estate and premises in the City of Chicago, County of Cook and State of Illinois to wit:

Lots 6, 7 and 8 in John J. Meyer's Industrial Subdivision of Blocks 2 and 5 and part of Blocks 8 and 9 in Nicholas Miller's Balmoral Subdivision in the North East 1/4 of Section 7, Township 40 North, Range 14 East of the Third Principal Meridian according to the Plat thereof recorded May 23, 1929 as Document No. 10380142 excepting from said Lots 7 and 8 that part thereof lying North of a straight line extending from the East Boundary Line of said Lot 7 to the West Boundary Line of said Lot 8 parallel to and 150 feet distant South of the North Boundary Line of said Lots, in Cook County, Illinois.

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EXHIBIT B

1. Seventh Amendment of Wolcott Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement dated as of July 23, 1992 and recorded on July 27, 1992 in Cook County, Illinois as Document No. 92-548900.
2. Sixth Amendment of Wolcott Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement dated as of September 14, 1990 and recorded in October 5, 1990 in Cook County, Illinois as Document No. 90487328.
3. Fifth Amendment of Wolcott Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement dated as of April 30, 1990 and recorded in Cook County on June 18, 1990 as Document No. 90287306.
4. Fourth Amendment of Wolcott Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement dated as of May 30, 1989 recorded in Cook County on August 2, 1989 as Document No. 89355070.
5. Third Amendment of Wolcott Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement dated as of December 14, 1987 recorded in Cook County on December 21, 1987 as Document No. 87668827.
6. Second Amendment of Wolcott Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement dated as of December 19, 1985 recorded in Cook County on January 13, 1986 as Document No. 86015518.
7. First Amendment of Wolcott Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement dated as of May 4, 1984 recorded in Cook County on May 11, 1984 as Document No. 27081826.

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